BILL GARRETT, Davidson County
Trans:T20120011142 DEEDWARR
Recvd: 02/14/12 14:24 2 pgs
Fees:13.00 Taxes:528.08
20120214-0013003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 142,725.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2012.

Notary Public

My commission expires: 01/2016

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Klopp	New Owner	**07204029000**
1415 Janie Ave		
Nashville, TN 37216		
		FILE: ST2012-0028

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kathy W. Henderson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Klopp, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in Davidson County, Tennessee described as follows:

Being part of Lot No. 22 and all of Lot No. 23 of Block "D" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December 4, 1958, as follows:

Beginning on the easterly margin of Janie Avenue at the corner of lots Nos. 22 and 23; thence with said Avenue southerly 100 feet; thence easterly with the line between lots Nos. 23 and 24, 175 feet; thence northerly 115.9 feet; thence in a southwesterly direction 175.7 feet to the beginning.

Being the same property conveyed to Kathy Henderson by Affidavit as to Heirs from Gayle Watson and wife, Ruth Dyer Watson dated 04/05/02 and recorded on 04/08/02 in Instrument No. 20020408-0042446, said Register's Office for said County. And being the same property conveyed to Kathy W. Henderson by Affidavit of Heirship from Gayle Watson and wife, Ruth Dyer Watson dated the 27th day of January, 2012 and recorded in Instrument No. _____, in the Register's Office of Davidson County, Tennessee. Kathy Henderson and Kathy W. Henderson are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1415 Janie Ave, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of January, 2012.

Kathy W. Henderson

Kathy W. Henderson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kathy W. Henderson, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013