[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nina R. Genca	new owner	Map and Parcel
334 Lanier Drive		04314009500
Madison, TN 37115		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David Henley, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Nina R. Genca,** and husband Anthony Genca. **a married person** (The "Grantee") her heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 33, Block E, Rainbow Terrace, as shown on plat of record in Plat Book 1130, page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to David Henley by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association by its duly authorized attorney in fact Wilson & Associates, P.L.L.C. recorded in Instrument 20111206-0095015, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as334 Lanier Drive, Madison, TN 37115.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 1130, page 85, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $89,900.00

Affiant

Subscribed and sworn to before me this 29 **day of May, 2012.**

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20120039979 DEEDWARR
Recvd: 05/31/12 13:46 2 pgs
Fees:13.00 Taxes:332.63

20120531-0047273

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29 day of May, 2012.

David Henley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Henley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 1-24-15

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY