BILL GARRETT, Davidson County
Trans:T20120041579 DEEDWARR
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Fees:18.00 Taxes:1156.25
20120606-0049250

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Cindy W. Russell,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Joshua Collier Henderson and Mary Pullias Henderson, husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harpeth Acres, Section Seven of record in Book 2331, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cindy W. Russell by Deed from Walnut Drive Limited Partnership, dated 07/18/2007 and filed for record on 08/24/2007 in Instrument 200708240101908, Register's Office for Davidson County, Tennessee.

Map & Parcel: 13115005200

This property is known as: **4711 Benton Smith Rd., Nashville, TN 37215**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of May, 2012.

Cindy W. Russell, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cindy W. Russell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2012.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Joshua Collier Henderson et ux	Synovus Mortgage Corp
4711 Benton Smith Road	2204 Lakeshore Drive, Suite 325
Nashville, TN 37215	Birmingham, AL 35209

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$312,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of May, 2012.

Cari Tiesler
Affiant

CARI TIESLER
Type or Print Name

(Seal)

Dana Delworth
Notary Public

My commission expires:

01/07/2013

Dana Delworth
Type or Print Name

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY