WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048377 DEEDWARR
Recvd: 07/02/12 09:23 2 pgs
Fees:13.00 Taxes:832.50
20120702-0057639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Teresa D. Hamrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2012.

Rebecca D. Pierce
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA D. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-27-2016

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry W. Daniel	US Bank Home Mortgage	Map 147-5
(NAME)	(NAME)	
4902 Danby Drive	4801 Frederica Street	Parcel 208
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **STEPHEN THOR HENDRICKSON AND WIFE, ROBIN ANN HENDRICKSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY W. DANIEL AND WIFE, MEGAN DANIEL,** 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Caldwell Country Estates, Section 1, of record in Plat Book 2663, pages 68 – 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen Thor Hendrickson and wife, Robin Ann Hendrickson, by deed from Patricia Ann Gaffney and Cheryl Diane Kline, both unmarried, of record in Book 9859, page 100, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing on the plan of record in Book 2663, pages 68 - 69, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4902 Danby Drive, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hands this 28th day of June, 2012.

Stephen Thor Hendrickson

Robin Ann Hendrickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Thor Hendrickson and Robin Ann Hendrickson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015