WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20120056495 DEEDWARR
Recvd: 08/01/12 09:47 2 pgs
Fees:13.00 Taxes:323.75
20120801-0067786

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Scott Hensley	**Same As New Owner**	**Map 004000**
(NAME) **5585 Deer Run Road**	(NAME)	**Parcel 211.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(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, **GUY RICHIE AND WIFE, SUSAN RICHIE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER SCOTT HENSLEY AND JANAN BORUM HENSLEY, HUSBAND AND WIFE,** 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 and more particularly described as follows:

Beginning at a existing iron pin in the northerly margin of a 50' ingress & egress Easement; said point being the most southeast corner of herein described tract and the most southwest corner of Tract 18; thence with Easement N 40 deg 26' 57" W, 66.14 feet to an existing iron pin; thence with a curve to the right (I= 41 deg. 24' 35", R= 50.00 feet, L= 36.14 feet & C= 35.36 feet) 36.14 feet to an existing iron pin; thence with a curve to the left (I= 101 deg 27' 10", R= 50.00 feet, L= 93.77 feet & C = 80.62 feet) 90.77 feet to an existing iron pin; thence N 16 deg. 29' 32" W, 947.29 feet to an existing iron pin; thence S 81 deg. 20' 00" E, 612.10 feet to an existing iron pin; thence S 09 deg. 04' 11" W, 894.79 feet to an existing iron; thence S 49 deg 33' 03" W, 100.00 feet to the point of beginning.

Being the same property conveyed to Guy Richie and wife, Susan Richie by Warranty Deed from Christopher Mule and wife, Donna Mule, filed for record December 27, 2005 in Instrument No. 20051227-0153793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) Restrictive covenants contained in Book 8211, page 319, amended in Book 9259, page 316, said Register's Office; (c) Charter of record in Book 8211, page 333, said Register's Office; and (d) By-Laws in Book 8211, page 327, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **Lot 19, Deer Run Road, Joelton, TN 37080**

(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 THIS 31ST DAY OF JULY, 2012

GUY RICHIE

SUSAN RICHIE

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Guy Richie and Susan Richie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2012.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public