BILL GARRETT, Davidson County
Trans:T20120075016 DEEDWARR
Recvd: 10/03/12 13:10 2 pgs
Fees:13.00 Taxes:538.35

20121003-0090480

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 91288-10573

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $145,500.00

Affiant

Subscribed and Sworn to before me, this 28th day of September, 2012.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 5107 Maryland Way, Suite 115, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Stephen T. Herlihy 447 Lazy Creek Drive Nashville, TN 37211	SAME	173160A01200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles D. Tenpenny and wife Barbara J. Tenpenny,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Stephen T. Herlihy**, hereinafter called the Grantee(s), 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. 20 on the Plan of Hidden Creek Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, Plat as shown in Instrument No. 20030213-0020016 and corrected at Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles D. Tenpenny and wife, Barbara J. Tenpenny by deed dated 2/2/07 from Debbie Hansen and husband, Ray Hansen of record in instrument No. 20070209-0017420, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 3116 Hidden Creek Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 September, 2012.

Charles D. Tenpenny

Barbara J. Tenpenny

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Charles D. Tenpenny and Barbara J. Tenpenny** the within named 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 Brentwood, Tennessee, this 28th day of September, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY