WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Mar.30, 2015
(AFFIX SEAL)

ROBERT ASHWORTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-KW-13-331

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Clifton Henderson	NEW OWNER	
331 54th Avenue N	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		091-14-0-221.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we AMANDA GENCAY, FKA AMANDA DIAL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN CLIFTON HENDERSON AND WIFE, LISA DANIELLE HENDERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE PLAN OF R.W. TURNER'S SUBDIVISION OF LOT 1, NASHVILLE LAND IMPROVEMENT COMPANY'S LAND LYING BETWEEN RICHLAND CREEK AND RICHLAND AVENUE OF RECORD IN PLAT BOOK 332, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AMANDA DIAL BY DEED FROM SARAH J. HOOD AND HUSBAND, HENRY S. HOOD OF RECORD AT INSTRUMENT NO. 20091015-0095562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 9, 2009 AND RECORDED ON OCTOBER 15, 2009. THE SAID AMANDA DIAL HAVING SINCE MARRIED AND NOW BEING KNOWN AS AMANDA GENCAY

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 9, SAID REGISTER'S OFFICE.

THE SAID ABRAHAM GENCAY JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 331 54th Avenue N, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130026398 DEEDWARR
Recvd: 04/02/13 10:13 2 pgs
Fees:13.00 Taxes:1295.00
20130402-0032174

Witness my/our hand(s) this 1st day of April, 2013

Amanda Gencay

Abraham Gencay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Gencay and Abraham Gencay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903