BILL GARRETT, Davidson County
Trans:T20130027489 DEEDWARR
Recvd: 04/04/13 13:35 2 pgs
Fees:13.00 Taxes:784.03

20130404-0033444

	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $211,900.00. Ashley Salisbury Affiant Subscribed and sworn to before me, this 29 day of March, 2013. Connie J Buchanan Notary Public My commission expires: 6/15/14
(Notary Stamp)	

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth Henderson and Joy Henderson	New Owner	**Map\Parcel: 118-05-0-A-014.00CO**
940 Gale Lane #126		
Nashville, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, I,

Erica L. Tober, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth H. [Prapassorn Bruscha a/k/a] Henderson and Joy Henderson, 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, being a Lot designated as Building 4, Unit C, and further identified as Parcel Number 14, on the property Tax Map Number 118-5-A, as shown on the Revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development, of record in Plat Book 4460, Page 186, and amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description of the property.

Being the same property conveyed to Erica L. Tober, unmarried by Warranty Deed from Steven Thomas Sowell and Shelly Rosalind Sowell, husband and wife, of record in Instrument No. 20061229-0160977, in the Register's Office of Davidson County, Tennessee, dated December 28, 2006, and recorded December 29, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 940 Gale Lane #126 Nashville, TN 37212.

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 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 my/our hand(s) this 27th day of March, 2013.

Erica L. Tober

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Erica L. Tober the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2013.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 3, 2015

File #: **413003MG**

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ 2672 N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet TN 37122