WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. URBANO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia C. Henderson	~~NEW OWNER~~ First State Mortgage	142160A00100CO
(NAME)	(NAME)	
501 London Way	480 Oil Well Rd. 2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3633	Jackson TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130046997 DEEDWARR
Recvd: 06/05/13 12:57 2 pgs
Fees:13.00 Taxes:1443.00
20130605-0057175

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara Ambrose , married,** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cynthia C. Henderson and Mark Henderson , wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1 on the plan of Devon Park, Phase One, of record in Plat Book 5200, Pages 670-672, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph W. Sloan, II and wife, Marcia C. Sloan by Deed from S.R. Blanton Construction Co. Inc., dated 06/29/1987 and filed for record on 07/06/1987 in Book 7287, Page 760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara Ambrose by Deed from Shapiro & Kirsch LLP, Substitute Trustee, dated 02/07/2013 and filed for record on 02/15/2013 in Instrument 201302150015880, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

This Conveyance is made subject to the following:

All matters as set forth per Plat Book 5200, Page 670, Plat Book 5200, Page 671, Plat Book 5200, Page 672, said Register's Office.
Restrictions of record in Book 6176, Page 7, said Register's Office.
By-Laws of record in Book 8276, Page 53, said Register's Office.
Storm water Detention Agreement of record in Book 6145, Page 252, said Register's Office.
Charter of record in Book 7372, Page 862, said Register's Office.
Rights of tenants under any unrecorded leases.
Rights, claims of interest of Joseph W. Sloan, II and Marcia C. Sloan, husband and wife(the foreclosed

invalid.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 501 London Way, Nashville, TN 37221-3633
(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/or 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/or 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 hand this 31st day of May, 2013.

Barbara Ambrose by Tony Carletello attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Carletello, with whom I am personally acquainted and who proved himself to be the attorney in fact of Barbara Ambrose and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2013.

Notary Public
My Commission Expires: 10/30/16

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY