WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130047017 DEEDWARR
Recvd: 06/05/13 13:26 2 pgs
Fees: 13.00 Taxes: 425.50

20130605-0057193

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 115,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

PAM S. HOUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Santiago Cancio	Same	10901001900
(NAME)	(NAME)	
204 Misty Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Naomi McDevitt Henry and Dave Henry, Wife and Husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Santiago Cancio, a single man**, 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. 102 on the plan of Section Two, Larchwood, of record in Plat Book 5200, Page 57, as corrected by Surveyor's Certificate of Correction of record in Book 5638, Page 483, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Naomi McDevitt, unmarried by Deed from Tom Albert, III, dated 10/24/2001 and filed for record on 11/19/2001 in Instrument 20011119012627O, Register's Office for Davidson County, Tennessee. The said Naomi McDevitt having since married and now known as Naomi McDevitt Henry.

Dave Henry joins in this conveyance to convey any and all rights he may have in this property.

All matters as set forth per Plat Book 5200, Page 57, as corrected in Surveyor's Certificate of Correction of record in Book 5638, Page 483, said Register's Office.
Restrictive Covenants of record in Book 5479, Page 443, as amended of record in Book 5688, Page 696, Book 5681, Page 532, Book 5688, Page 696, and Book 6011, Page 130, said Register's Office.

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 204 Misty Court, Nashville, TN 37214-4011
(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 30th day of May, 2013.

Naomi McDevitt Henry

Naomi McDevitt Henry

Dave Henry

Dave Henry

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Naomi McDevitt Henry and Dave Henry the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of May, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122