BILL GARRETT, Davidson County
Trans:T20130089665 DEEDWARR
Recvd: 10/17/13 15:26 3 pgs
Fees:18.00 Taxes:721.50
20131017-0108797

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228

FROM: **Calvin Minnifield, Joyce Fleming, Gerald Minnifield, and Shani Martin** **(Collectively "GRANTOR")**

TO: **Elizabeth Shands Henninger** **("GRANTEE")**

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID
Elizabeth Shands Henninger **1121 Hidden Valley Drive** **Brentwood, TN 37027**	**Elizabeth Shands Henninger** **1121 Hidden Valley Drive** **Brentwood, TN 37027**	**10501006000**

WARRANTY DEED

WHEREAS, Hosea Minnifield and wife, Georgia Lee Minnifield are the current owner of record of the property described below (the "Property");

WHEREAS, Hosea Minnifield died on March 16, 2003 and his interest in the Property passed to Georgia Lee Minnifield by operation of law.

WHEREAS, Georgia Lee Minnifield died on February 17, 2013.

WHEREAS, Calvin Minnifield, Joyce Fleming, Gerald Minnifield, and Shani Martin, signed an affidavit attesting to them being the surviving heirs, said affidavit of record in the Register's Office for Davidson County, Tennessee as Instrument Number 201310040104658.

WHEREAS, the undersigned, Calvin Minnifield, Joyce Fleming, Gerald Minnifield, and Shani Martin desire to transfer and convey their respective interests in the Property to Elizabeth Shands Henninger.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the total sum of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Calvin Minnifield, Joyce Fleming, Gerald Minnifield, and Shani Martin have bargained and sold, and by these presents do transfer and convey unto Elizabeth Shands Henninger, her heirs, successors 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. 57, on the Plan of Southside Park Estates, Section 2, as of record in Book 4660, Page 30, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same land conveyed to Hosea Minnifield (deceased) and wife, Georgia Lee Minnifield (deceased) from Sarah Jean Holderfield, by Warranty Deed dated July 17, 1975, of record in Book 4933, Page 180, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1301 South Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth Shands Henninger, her heirs, successors and assigns, forever.

And they do covenant with the said Elizabeth Shands Henninger that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the following:

1. 2013 Davidson County taxes, a lien, currently due and payable, but not yet delinquent.
2. Matters shown on the Plan of record in Book 4660, page 30, said Register's Office.
3. A 15 foot utility easement in Alley No. 430, said alley closed by Metropolitan Council Ordinance No. 70-1328.
4. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And they do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Elizabeth Shands Henninger, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of October, 2013.

Calvin Minnifield, Individually and Heir-at-law of Georgia Lee Minnifield

Joyce Fleming, Individually and Heir-at-law of Georgia Lee Minnifield

Gerald Minnifield, Individually and Heir-at-law of the Estate Of Georgia Lee Minnifield

Shani Martin, , Individually and Heir-at-law of Georgia Lee Minnifield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Calvin Minnifield, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 17th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 3.3.15

Leslie Jessica Lestrie State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Joyce Fleming, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 17th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

Leslie Jessica Lestrie State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Gerald Minnifield, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 17th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 3.3.15

Leslie Jessica Lestrie State of Tennessee Notary Public Davidson County

STATE OF PENNSYLVANIA)
COUNTY OF ~~CHESTER~~ Montgomery)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Shani Martin, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument in the capacities listed herein for the purpose therein contained.

WITNESS my hand and official seal at office in Lansdale Blue Bell, Pennsylvania, this 16th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 4/4/15

NOTARIAL SEAL
PATRICIA A LATTANZI
Notary Public
LANSDALE BOROUGH, MONTGOMERY COUNTY
My Commission Expires Apr 4, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 195,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-17

State of Tennessee Notary Public Davidson County