WARRANTY DEED

SR13-1524

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Hensley	New Owner (NAME)	
1524 Crosswind Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	172-15-0-A-174.00CO

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, we SKYE DAWN GRIGGS AND MARK BRADY GRIGGS, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. HENSLEY AND LUELLYN L. HENSLEY, HUSBAND AND WIFE, 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. 210 on the Plan of Section Ten, Holt Woods, of record in Plat Book 9700, Pages 281 and 282, 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 Skye Dawn Griggs and Mark Brady Griggs by Warranty Deed from Robert M. Veile and wife, Jeanette F. Veile, of record at Instrument No. 20040223-0020524, Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on February 23, 2004.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including, but not limited Plan of record in Plat Book 9700, Pages 281 and 282 and as amended in Plat Book 7900, page 668; Declaration of Covenants, Conditions and Restrictions for Holt Woods, Section One, a Residential Planned Unit Development of record in Book 9570, Page 22, as made applicable to Section Ten in Book 10256, Page 506 and re-recorded in Book 10258, Page 142; By-Laws of Holt Woods Homeowners' Association, Inc. of record in Book 9570, Page 13; Charter of Holt Woods Homeowner's Association, Inc. of record in Book 9570, Page 5;

unimproved ( )
This is improved (X) property, known as 1524 Crosswind Drive, Nashville, Tennessee 37211
(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:T20130090963 DEEDWARR
Recvd: 10/23/13 09:37 2 pgs
Fees:13.00 Taxes:908.35

20131023-0110330

Witness my/our hand(s) this 15th day of October, 2013.

Skye Dawn Griggs

Skye Dawn Griggs

Mark Brady Griggs

Mark Brady Griggs

STATE OF Tennessee
COUNTY OF Williamson

On this the 14th day of October, 2013, before me personally appeared Skye Dawn Griggs and Mark Brady Griggs, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of October, 2013.

Notary Public

My Commission Expires: 9/21/2015

(SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959