Return to: Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130100517 DEEDWARR
Recvd: 11/27/13 12:45 2 pgs
Fees: 13.00 Taxes: 739.63

20131127-0121826

B-KW-13-713

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November 2013.

Notary Public:

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. COMM. EXP. 8-17-15

WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Henley	Same as New Owner	
713 Warmstone Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		114-7-B-53.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 KENNETH B. WARD AND WIFE, AMY WARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC L. HENLEY AND BRIDGET H. HAYES, 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 22, WESTCHASE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030507-0061365, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KENNETH B. WARD BY WARRANTY DEED FROM DOUGLAS B. ATKINSON, MARRIED, RECORDED ON THE 12TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090812-0075982, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AMY WARD, SPOUSE OF KENNETH B. WARD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE(S) 521; INSTRUMENT NO. 20030507-0061365; INSTRUMENT NO. 200211260146387; BOOK 751, PAGE 374, BOOK 787, PAGE 13, AND BOOK 787, PAGE 14; BOOK 5222, PAGE 720; BOOK 8626, PAGE 852; BOOK 2484, PAGE 315; INSTRUMENT NUMBER 200210280131574; INSTRUMENT NO. 200211040134795; INSTRUMENT NO. 201002190012994, SAID REGISTER'S OFFICE; C) EASEMENT FOR THE FLOW OF A CREEK AS SHOWN ON THE SURVEY OF H & H LAND SURVEYING, INC., DATED JULY 24, 1997, LAST REVISED MAY 7, 1998.AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 713 Warmstone Court, Nashville, Tennessee 37209
(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.

Witness my/our hand(s) this 25th day of November, 2013.

Kenneth B. Ward

Amy Ward

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH B. WARD AND AMY WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903