Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this 10R day of December 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County	DEEDWARR
Recvd: 12/10/13 14:49	3 pgs
Fees:18.00 Taxes:481.00	
20131210-0125271	

Address of New Owner:
Simple Surface Solutions, Inc.
3017 Ambrose Ave
Nashville TN 37207

Send Tax Bills to:
Same

Tax Information
072050038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Hensley Contracting, a sole proprietorship composed of Keith Alonzo Hensley hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Simple Surface Solutions, Inc. a Tennessee Corporation hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the plan of Rothwood Subdivision of record in Book 1424 Page 134 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hensley Contracting a sole proprietorship composed of Keith Hensley by deed from H & H Construction Associates a general partnership composed of Roy H. Hagewood and Ray N. Hagewood of record in Book 8060 Page 820 and by quitclaim deed from Louella Diann Cannady Hensley to Keith Alonzo Hensley of record in Instrument No. 200411247-0140857 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Rothwood Subdivision Section 1 of record in Book 1424 Page 134, Register's Office for Davidson County, Tennessee

This property is improved property known as 3017 Ambrose Avenue, Nashville, Tennessee 37207

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of December, 2013.

Hensley Contracting, a sole proprietorship composed of
Keith Alonzo Hensley

BY: Keith Hensley
Keith Alonzo Hensley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Keith Alonzo Hensley, with whom I am personally acquainted, and who acknowledged himself to be the sole proprietor of Hensley Contracting, a sole proprietorship the within named bargainor, and as such sole proprietor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Hensley Contracting.

Witness my hand, at Brentwood, Tennessee, this 10th day of December, 2013.

Notary Public

My Commission expires 2-23-15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07981

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

