Davidson County DEEDWARR
Recvd: 01/30/14 16:06 3 pgs
Fees:18.00 Taxes:3552.00
20140130-0008614

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

BR14-2519

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
Richard Henderson	Richard Henderson	
2519 Fairfax Ave	(NAME) 2519 Fairfax Ave	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-11-0-141.00
(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 CHRISTOPHER ERIK CLICK AND KYRA FETTERS CLICK (FORMERLY KNOWN AS KYRA L. FETTERS) HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD HENDERSON AND CYNTHIA HENDERSON, 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. 17 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place of record in Plat Book 421, Page 7, in the 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 Christopher Eric Click, unmarried and Kyra L. Fetters, unmarried, as joint tenants with rights of survivorship by Warranty Deed from William Porter Burnett, III, individually and as Executor under the Last Will and Testament of Mary Fowler Burnett, deceased of record at Instrument No. 20110520-0038846, Register's Office for Davidson County, Tennessee, dated April 22, 2011 and recorded on May 20, 2011.

Kyra L. Fetters is now married and known as Kyra Fetters Click.

Christopher Erik Click and Christopher Eric Click are one in the same person.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 7; Instrument Number 201201214-0006577, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2519 Fairfax Ave, Nashville, Tennessee 37212
(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 30th day of January, 2014.

Christopher Erik Click

Kyra Fetters Click

Kyra Fetters Click

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of January, 2014, before me personally appeared Christopher Erik Click and Kyra Fetters Click (formerly known as Kyra L. Fetters) husband and wife 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 30th day of January, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



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

True Copy Certification

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

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

