| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/06/14 10:44 | 4 pgs |
| Fees:22.00 Taxes:0.00 | |
| 20140306-0018860 | |

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink, 4000 Industrial Bouelvard, Aliquippa, PA 01551
28171946

| Name and Address of New Owner | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Adam Henry and Karla M. Henry | ADAM HENRY AND KARLA M HENRY | 072 09 0 161.00 |
| 918 Spain Avenue | 918 SPAIN AVE | |
| Nashville, TN 37216 | NASHVILLE TN 37216 | |

# WARRANTY DEED

To Create an Estate by the Entireties

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, KARLA M. HENRY formerly known as KARLA M. LAWSON, a married woman, hereinafter referred to as "Grantor", does hereby grant, convey and warrant, unto ADAM HENRY and KARLA M. HENRY, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 918 Spain Avenue, Nashville, TN 37216, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as described in Deed Doc # 20040322-0032359, ID # 07209016100, being known and designated as:

Land in Davidson County, Tennessee, being the Westerly One-Half of Lot No. 33 on the plan of Bush Spain's Subdivision of a part of the Stull lands of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

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Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 33340**

Said part of Lot 33 fronts 50 feet on the Southerly side of Spain Avenue and extends back 165 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

TAX ID NO.: 072 09 0 161.00

By fee simple deed from Johnny D. Bolton, and wife, Virginia C. Bolton, as set forth in Doc # 20040322-0032359, dated 03/22/2004 and recorded on 03/22/2004, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 918 Spain Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of February, 2014.

Karla M Henry formerly known as Karla M Lawson

KARLA M. HENRY formerly known as
KARLA M. LAWSON

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KARLA M. HENRY formerly known as KARLA M. LAWSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name, on this 21 day of Feb, 2014.

Notary Public
My Commission expires: 12/06/16

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

## VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Karla M Henry FORMERLY KNOWN AS Karla M Lawson
Affiant/Grantee

Subscribed and sworn to before me this 21st day of Feb, 2014.

Notary Public
My Commission expires: 12/06/16

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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# True Copy Certification

I, Terri Baker, 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.

Signature

State of Pennsylvania

County of Beaver

Lissette Anne Moree

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Terri Baker

Notary's Signature Lissette Anne Moree

My Commission Expires: 5/4/2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES