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BILL GARRETT, Davidson County
Trans:T20140019006 DEEDWARR
Recvd: 03/21/14 11:04 2 pgs
Fees:13.00 Taxes:814.00
20140321-0023391

PREPARED BY (AND RETURN TO):

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615.377.3319

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53224
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Klug Laura K. Klug 8293 Boone Trace Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 126150B304.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Joel Henley, Jr. and wife, Sarah Day Henley, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael J. Klug and wife, Laura K. Klug hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.32 on the Plan of Lexington Point, Section Four, of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Henley, R. and wife, Sarah Day Henley by deed from David Stuart Magness and wife, Lindsey M. Magness, dated May 22, 2006, recorded June 14, 2006 in Instrument No. 20060614-0070612, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020116-0006343, said Register's Office, to which plan reference is hereby made for a more complete description; Stormwater Detention Agreement of record in Instrument No. 20020729-0090372, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001018-0103445 and Instrument No. 20020219-0021061, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8293 Boone Trace, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of March, 2014.

Joel Henley, Jr.

Sarah Day Henley

State of TENNESSEE
County of DAVIDSON

On this 17th day of March, 2014 , before me the undersigned authority, personally appeared Joel Henley, Jr. and Sarah Day Henley , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2017

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Sworn and subscribed before me this the 18th day of March, 2014

Notary Public

My Commission Expires: 8/24/17

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.