WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2014 Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harwell Properties LLC	Harwell Properties	7416013900
(NAME)	(NAME)	
5337 Weber Road	5337 Weber Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steve T Henry, sole heir of the estate of Frances Hurt Henry, deceased** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harwell Properties LLC, a Tennessee limited liability company** hereinafter called the Grantees, their successors and assigns, a 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. 339 on the Plan of Hermitage Hills Subdivision, Section 3, as of record in Book 2900 at page 97, Register's Office for said County.

Said Lot No. 339 fronts 80.67 feet on southerly margin of Bonnacreek Drive and extends back between lines measuring 155.1 feet on the westerly side and 171.7 feet on the easterly side to a dead line in the rear on which it measures 90.0 feet.

BEING the same property conveyed to Frances Hurt Henry and husband, James O. Henry, Sr. by deed dated October 19, 1989 from James O. Henry, Jr. and Steven T. Henry and filed of record in Book 7985, Page 651, Register's Office for Davidson County, Tennessee. The said James O. Henry, Sr. having since deceased leaving Frances Hurt Henry as his sole surviving spouse. The said Frances Hurt Henry having since died on 08/16/2013, Case# 13P1586 of the Probate Court for Davidson County, Tennessee dated 10/21/2013. FURTHER being the same property conveyed to Steven T. Henry by deed dated 12/13/2013 from The Estate of Frances Hurt Henry and filed of record in Instrument Number 20131227-0130158, said Register's Office.

This property was never the primary residence of the grantor.
Josephine Baltz joins in this instrument to convey any marital interest she may have, if any in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3827 Bonnacreek Dr, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20140022144 DEEDWARR
Recvd: 04/02/14 12:31 2 pgs
Fees:13.00 Taxes:370.00
20140402-0027346

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, their successors 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 our hands this 28th day of March, 2014

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Steve T Henry, sole Devisee

Josephine Baltz

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, **Steve T Henry and Josephine Baltz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of March, 2014

_____
Notary Public

My commission expires: 10/14/2015

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY