BILL GARRETT, Davidson County
Trans:T20140057305 DEEDWARR
Recvd: 08/06/14 10:12 2 pgs
Fees:13.00 Taxes:725.20
20140806-0070576

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53697
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew S. James Brandee N. Dillehay 104 Walking Horse Court Nashville, Tennessee 37211	Reliant Bank 101 Creekstone Blvd #200 Franklin, TN 37064

TAX MAP-PARCEL NUMBERS: 172080B00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $196,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Esther L. Atencio Hendrickson, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew S. James and Brandee N. Dillehay, as tenants in common with right of survivorship,** 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. 7 on the Plan of Bridle Downs, Phase One of record in Book 6900, pages 701, 702 and 703 corrected by Surveyors Certificate of Correction of record in Book 8169, page 240, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Esther L. Atencio by Warranty Deed from Matthew DeYoung and wife, Shannon C. DeYoung, dated June 25, 2004 and recorded on August 12, 2004 of record in Doc. No. 20040812-0097456, Register's Office for Davidson County, Tennessee. Esther L. Atencio is now known as Esther L. Atencio Hendrickson.

Andrew Lindsay Hendrickson, spouse of Esther L. Atencio Hendrickson, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 Book 6900, Pages 701, 702 and 703, corrected by Surveyors Certificate of Correction of record in Book 8169, page 240, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7448, page 772, amended in Book 8814, page 631, Book 9818, page 68, Book 9873, page 497, 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: 104 Walking Horse Court, Nashville, Tennessee 37211

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 28th day of July, 2014.

Esther L. Atencio Hendrickson

Andrew Lindsay Hendrickson

State of TENNESSEE
County of DAVIDSON

On this 28th day of July, 2014 , before me the undersigned authority, personally appeared Esther L. Atencio Hendrickson and Andrew Lindsay Hendrickson, 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $196,000.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2014

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public