Box 14
File 26313-8

return to: John T. Cook PC
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062873 DEEDWARR
Recvd: 08/25/14 13:50 2 pgs
Fees:13.00 Taxes:466.20
20140825-0077369

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Henderson	Bank of Tennessee	161010A03100 CO
(NAME) 5324 Edmondson Pike, #C1	(NAME) 301 E. Center St.	1611A14.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141260

For and 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, Laura K. Headley, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Douglas Henderson and Lanette Henderson, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 5324-#1, of Danbury, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated, as established in the Master Deed establishing a Horizontal Property Regime of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, together with Garage No. 14, and together with an undivided interest in the common elements of the Danbury Homeowner's Association, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Laura K. Headley by Warranty Deed from Robert W. Robinson and wife, Lynda G. Robinson, dated May 25, 2006 and filed of record in Instrument 20060601-0064236, as re-recorded in Instrument 20060816-0101039, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Danbury, a condominium, and By-Laws of record in Book 6612, page 75, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 5324 Edmondson Pike, #C1, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of August, 2014.

Laura K. Headley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Laura K. Headley, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Laura K. Headley, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2014.

Commission expires: 9-21-15

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY