File No. 141072

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085262 DEEDWARR
Recvd: 11/12/14 12:35 2 pgs
Fees:13.00 Taxes:429.20
20141112-0104276

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Yesenia Magana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/21/15
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yesenia Magana	Primary Residential Mortgage, Inc.	033-08-0-128.00
(NAME)	(NAME)	
314 Janette Ave.	1480 No. 2200 West	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Salt Lake City, UT 84116	
(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, WE, Randall H. Henshaw and wife, Tonya Henshaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yesenia Magana and Olivia Ortiz, as tenants in common with right of survivorship, 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:

LAND in Davidson County, Tennessee, being Lot No. 328 on the plan of Gatewood Subdivision, Section III, of record in Book 4175, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 328 fronts 80 feet on the southeast margin of Janette Avenue and extends back 160.3 feet on the southwesterly line and 156.7 feet on the northeasterly line to a line in the rear measuring 80.06 feet thereon.

BEING the same property conveyed to Randall H. Henshaw and wife, Tonya Henshaw, by Warranty Deed from Harold D. Woosley, dated 1/13/06 and recorded 1/17/06 in Instrument No. 20060117-0006213, Register's Office for Davidson County, Tennessee.

Randall H. Henshaw executed this instrument on behalf of Tonya Henshaw pursuant to a Power of Attorney of record in Book #_____, page _____, Register's Office, Davidson County, Tennessee.

#20141112-0104275

Subject to Restrictive Covenants of record in Book 4314, Page 290; and all existing easements and all other matters shown on plat of record in Book 4175, Page 50, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 314 Janette Ave., Goodlettsville, TN 37072

(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

File No. 141072

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 heirs 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 7th day of November, 2014.

Randall H. Henshaw

Tonya Henshaw Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall H. Henshaw with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Tonya Henshaw as her Attorney in Fact as the free act and deed of the within named Tonya Henshaw.

Witness my hand and official seal this 7th day of November, 2014.

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016