BILL GARRETT, Davidson County
Trans:T20150010610 DEEDWARR
Recvd: 02/11/15 09:28 2 pgs
Fees:13.00 Taxes:517.63
20150211-0012569

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 7/26/14

(AFFIX SEAL)

Rebecca Campbell State of Tennessee Notary Public County of Sumner

THIS INSTRUMENT WAS 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
Thomas Bradley Henderson IV	Thomas Bradley Henderson IV	034-13-0-291.00
(NAME)	(NAME)	
1333 Apple Valley Road	1333 Apple Valley Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Bradley Henderson IV, an unmarried man,** 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. 211 on the plan of Phase Two-A, Cedar Bluff, as of record in Book 9700, Page 238, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard Martin by Warranty Deed from Norman McLean ***(incorrectly shown as Norman McClain)***, dated 2/26/03 and recorded 5/21/03 in Instrument No. 20030521-0069004, as re-recorded on 3/24/04 in Instrument No. 20040324-0033379, Register's Office for Davidson County, Tennessee.

Norman McLean is a/k/a Norman McClain

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☑ property, known as 1333 Apple Valley Road, Madison, TN 37115
(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 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 my/our hands this 6th day of February, 2015.

Richard Martin

State of Tennessee
County of Sumner

Personally appeared before me Richard Martin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of February, 2015.

Notary Public Rebecca Campbell
My Commission Expires: 1/26/16

File No.: 150055

