WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/15 11:46 3 pgs
Fees:18.00 Taxes:203.13
20150223-0015345

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet Henson	Janet Henson	00900022000
(NAME)	(NAME)	
8171 Jackman Road	8171 Jackman Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES DENNIS STERRY AND WIFE, MARY K. STERRY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANET HENSON, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, to-wit:

BEING Tract No. 2 of the Old Jackman Place as shown on a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, Post Office Box 495, Ridgetop, Tennessee, 37152, dated January 12, 1999, and more particularly described as follows:

BEGINNING at an iron pin in the south margin of Jackman Road, the same being the northernmost corner of Tract No. 1 of said survey; thence with the margin of Jackman Road, North 63 degrees 01 minute 00 seconds East 197.00 feet to an iron pin; thence around a curve to the right having a radius of 1370.96 feet, a length of 337.33 feet; thence North 77 degrees 06 minutes 52 seconds East 368.83 feet to an iron pin in James D. Sterry's west line; thence with the west line of James D. Sterry and Charles C. Sterry, South 04 degrees 16 minutes 59 seconds West 381.07 feet to a point; Charles C. Sterry's southwest corner and Ledford's northwest corner; thence with Ledford's west line, South 03 degrees 45 minutes 55 seconds West 290.10 feet to an iron pin; the common corner of this tract, Tract No. 1 of said Survey, and Girard; thence North 64 degrees 31 minutes 07 seconds West 890.54 feet to the beginning, containing 6.900 acres, more or less.

Being the same property conveyed to James Dennis Sterry and wife, Mary K. Sterry by Warranty Deed from Jimmy N. Brinkley dated April 9, 2007 and recorded as Instrument No. 20070410-0042456 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF JACKMAN ROAD.

unimproved ☑

This is improved ☐ property, known as 8171 Jackman Road, Joelton, TN 37080
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 20th day of February, 2015.

James Dennis Sterry

Mary K. Sterry

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Dennis Sterry and Mary K. Sterry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dolly T. Peay, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 08/27/2018

TIFFANY L. SHOWALTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY