WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016342 DEEDWARR
Recvd: 03/06/15 11:08 2 pgs
Fees:13.00 Taxes:1753.80
20150306-0019349

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gregory A. Page, a single man	Franklin Synergy Bank	104 06 0 152.00
(NAME)	(NAME)	
915 Twin Elms Ct	Attn: Mortgage, 722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville 37210	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Four Thousand And No/100 Dollars ($474,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sally D. Hendrick and James Robert Hendrick III , wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gregory A. Page, a single 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

BEING Lot No. 123 and part of Lot No. 124 on the Plan of the Bransford Realty Company's West End Heights Subdivision as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 fronts 60.0 feet on the southerly side of Orleans Drive and runs back between parallel lines 160.0 feet, more or less, to Love Circle and shows 60.0 feet on Love Circle.

SAID part of Lot No. 124 is triangular in shape and measures 10.0 feet on the southerly side of Dudley Avenue or Orleans Drive and extends back southerly to a point in the northerly margin of Love Circle, which point is the common corner of Lots Nos. 123 and 124.

Being the same property conveyed to Sally D. Hendrick and husband, James Robert Hendrick, III by Warranty Deed from Alexander W. McLeod and spouse, Sarah E. McLeod dated March 7, 2000 and

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recorded June 26, 2000 in Instrument No. 200006260062971, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3305 Orleans Drive, Nashville, TN 37212

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, has 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 our hands this 26th day of February, 2015.

Sally D. Hendrick

James Robert Hendrick III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sally D. Hendrick and Robert Hendrick, III wife and husbandthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

* James

Witness my hand and official seal, this the 26th of February, 2015.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

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