NEW OWNER:

JAMES JUNIOR HENRY
3260 NEW TOWNE RD
ANTIOCH, TN 37013

SEND TAX BILLS TO:
Same

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0106

Map & Parcel 15007002000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150018818 DEEDWARR
Recvd: 03/16/15 11:59 3 pgs
Fees:18.00 Taxes:419.43
20150316-0022263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirteen Thousand Three Hundred Fifty-Nine and 00/100 Dollars ($113,359.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSHUA CHILSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM DAVID BARNES, a married man, and JAMES JUNIOR HENRY, a married man**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 104, on the Plan of Section One, Towne Village of the Country, as shown on the plat of the same of record in Plat Book 5200, Pages 55 and 56, in the Register's Office for Wilson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JOSHUA CHILSON, married by Warranty Deed from Alissa Sue Rosenau and husband, Tim Rosenau, dated November 17, 2009, and of record in Instrument No. 20091123-0107351, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of 3260 NEW TOWNE RD, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Pages 55 and 56, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before March 12, 2015.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, JESSICA CHILSON, wife of the said JOSHUA CHILSON, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 12th day of March, 2015.

JOSHUA CHILSON

JESSICA CHILSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOSHUA CHILSON and JESSICA CHILSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of March, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-28-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$113,359.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of March, 2015.

NOTARY PUBLIC

My commission expires: 7/2/17

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY