WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024005 DEEDWARR
Recvd: 04/01/15 14:10 2 pgs
Fees:13.00 Taxes:6660.00
20150401-0028326

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Kathleen A Bea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Sorensen	New Owner	15916000100
(NAME)	(NAME)	
100 Woodward Hills		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **James Robert Hendricks and Alexandra Hendricks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Todd J. Sorensen and Rachelle A. Sorensen, husband and wife,** 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. 1 on the Plan of Woodward Hills, of record in Book 9700, Page 900, as amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Robert Hendricks and wife, Alexandra Hendricks, by Deed from Tim Reynolds, unmarried, recorded on September 18, 2007, of record in Instrument Number 20070918-0111714, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 100 Woodward Hills, Brentwood, TN 37027
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 31st day of March, 2015.

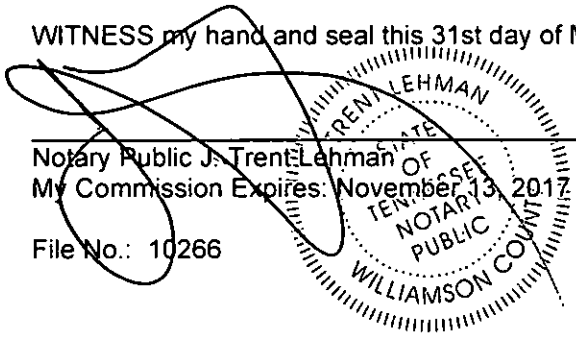
James Robert Hendricks

Alexandra Hendricks

State of Tennessee
County of Williamson

Personally appeared before me James Robert Hendricks and Alexandra Hendricks, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10266