WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026398 DEEDWARR
Recvd: 04/09/15 09:25 2 pgs
Fees:13.00 Taxes:1082.25
20150409-0031137

O-KW-15-6873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda Lesperance	**FirstBank**	
(NAME)	(NAME)	
6873 Collinswood Drive	**3500 Blue Lake Drive, Suite 325**	**155-8-C-156.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Birmingham, AL 35243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT WAYNE HENDERSON, II, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LINDA LESPERANCE AND TERRY LESPERANCE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 156, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339 to 347, amended in Plat Book 7900, Pages 888 and 889 and Instrument No. 20010911-0098418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Wayne Henderson, II, a single man by Warranty Deed from Paul A. Hart and wife, Alyson M. Hart, recorded on the 24th day of November, 2010 in Instrument No. 20101124-0094048, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR CREEK ESTATES, PHASE 2, as recorded in Plat Book 6900, Page(s) 339 to 347, amended in Plat Book 7900, Pages 888 and 889 and Instrument No. 20010911-0098418, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9472, Page 824 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded in Book 7120, Page 125.
- Easement for Sewer Line, recorded in Book 6613, Page 533.
- Easement for Ingress/Egress, recorded in Book 6634, Page 652.
- Stormwater Detention Agreement recorded in Book 7099, Page 299.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6873 Collinswood Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hand(s) this the 3rd DAY OF APRIL, 2015.

Robert Wayne Henderson, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT WAYNE HENDERSON, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of April, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212