BILL GARRETT, Davidson County
Trans:T20150027876 DEEDWARR
Recvd: 04/14/15 11:19 3 pgs
Fees:18.00 Taxes:699.30
20150414-0032865

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
745579 6069-002200
Kay Long

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Zane R. Henry	(NAME) Same Address	062-02-0-B-066.00 CD
(STREET ADDRESS OR ROUTE NUMBER) 2880 Paddle Wheel Dr.	(STREET ADDRESS) C/O new owner	
(CITY) (STATE) (ZIP) Nashville TN 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Leanne Sinclair, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Zane R. Henry, an unmarried man the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20120809-0071015 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater for this transfer is $ 189,000.00

Affiant

Subscribed and sworn to before me this the 10th day of April 2015.

Notary Public

My commission expires: 8/18/18 (Affix Seal)

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

This is unimproved ( ), known as 2880 Paddle Wheel Drive, Nashville, TN 37214
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 24TH day of FEB, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elizabeth Leanne Sinclair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, JONI WILLOUGHBY, a Notary Public in and for said County and State, Elizabeth Leanne Sinclair, the within named bargainor SINGLE (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ELS executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24TH day of FEB, 2015.

Joni Willoughby
Notary Public
My Commission Expires: AUG 09, 2015

(This area for official notarial seal)

JONI WILLOUGHBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Aug. 09, 2015

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____
Notary Public
My Commission Expires:

(This area for official notarial seal)

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Final Plat of Abbington Park, Phase One-Section Two of record in Plat at Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Leanne Sinclair, an unmarried person by Warranty deed from Eric Lee Sinclair, Jr., and wife Terry C. Sinclair of record in Instrument No. 20120809-0071015 Register's Office for Davidson County, Tennessee, dated August 03, 2012 and recorded on August 09, 2012.