THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

BILL GARRETT, Davidson County
Trans:T20150040446 DEEDWARR
Recvd: 05/26/15 11:10 2 pgs
Fees:13.00 Taxes:592.00
20150526-0047976

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS ($160,000.00), cash in hand paid, the receipt of which is hereby acknowledged; We, **JUDITH F. HENDERSON and husband, THOMAS R. HENDERSON,** have this day bargained and sold and by these presents do hereby transfer and convey unto **RACHEL E. BROADBENT, her heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

PARCEL ID: 074160180.00

BEING Lot Number 964 on the Plan of Hermitage Hills, Section 11, of record in Book 3600, Page 30, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

AND BEING the same property conveyed to Judith F. Henderson by Warranty Deed from Lloyd H. Griffin and Clarice S. Griffin, dated March 17, 1983, of record in Book 6027, Page 224, Register's Office, Davidson County, Tennessee. Judith F. Henderson created an estate by the entirety in said property with her husband, Thomas R. Henderson, by Quitclaim Deed dated April 10, 1987, of record in Book 7206, Page 632, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any and all matters as shown on plat of record in Book 3600, Page 30, Register's Office, Davidson County, Tennessee.

2. Restrictive covenants and easements of record in Book 3671, Page 572, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **RACHEL E. BROADBENT, her heirs and assigns,** forever.

We covenant with the Grantee that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said tract of land to the said **RACHEL E. BROADBENT, her heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantors to give Grantee immediate possession.

The 2015 property taxes to be prorated.

WITNESS our signatures, this the 21st day of May, 2015.

JUDITH F. HENDERSON

THOMAS R. HENDERSON

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L. Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **JUDITH F. HENDERSON and husband, THOMAS R. HENDERSON,** 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 in Carthage, Tennessee, this 21st day of May, 2015.

SAMUEL L. MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

Notary Public
My Commission Expires: April 24, 2019

Send 2015 property tax notice to:

RACHEL E. BROADBENT
2038 Hickory Hill Lane
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$160,000.00,** which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Rachel E. Broadbent
Affiant

Sworn and subscribed to before me this the 21st day of May, 2015.

SAMUEL L. MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

Notary Public
My Commission Expires: April 24, 2019