Davidson County DEEDWARR
Recvd: 07/02/15 14:53 3 pgs
Fees:18.00 Taxes:344.10
20150702-0064472

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) 12/12/16

ANGIE VALENTINI-SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kenneth J Howard	Everett Financial Inc. dba Supreme Lending	108 07 0B 065.00
(NAME) 162 North Timber Drive	(NAME) 14801 Quorum Dr, Ste. 300	
(ADDRESS) Nashville, TN 37213	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Three Thousand And No/100 Dollars ($93,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven Hensley and Jodi A. Hensley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth J Howard**, single, 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 Unit 65 on the Plan of Timber Lake Condominiums, as established by a Master Deed of record in Book 6549, Page 475, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to plat of Timber Lake Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete description of said unit.

Being the same property conveyed to Craig Thomas Deloach, unmarried by Deed from Joseph W. DeMatteo and wife, Linda F. DeMatteo, dated January 31, 2001 and recorded February 06, 2001 as Instrument No. 200102060011421, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven Hensley and wife, Jodi A. Hensley by Warranty Deed from Craig Thomas Deloach, dated May 2, 2014 and recorded May 7, 2014 as Instrument No. 201405070039029, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
File Number: NAT-151977

unimproved ☐
This is improved ☒ property, known as 162 North Timber Drive, Nashville, TN 37213

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, has 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.

Witness our hands this 29th day of June, 2015.

Steven Hensley

Jodi A. Hensley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Steven Hensley and Jodi A. Hensley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2015.

Notary Public

My Commission Expires: 12/17/16

(SEAL)



File Number: NAT-151977

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith