WARRANTY DEED



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Ashley Miatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF JULY, 2015.

Janderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chuck Henning and Diane D. Henning	New Owner	072 02 0 169.00
(NAME)	(NAME)	
1105 Kirkland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Brittany D. Foti Britnell (formerly known as Brittany D. Foti) and husband, Stephen Andrew Britnell***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Chuck Henning*** **and Diane D. Henning, 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:

*Charles Henning

Land in Davidson County, Tennessee, being the westerly part of Lot No. 45 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, being Lot No. 1 on the Plan of the resubdivision of Lot No. 45 on the west half of Lot No. 44 on the Plan of Inglewood Place of record in Book 547, Page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brittany D. Foti, an unmarried person by Warranty Deed from Gill Design & Construction, LLC, a Tennessee Corporation dated September 21, 2012 and recorded September 27, 2012 as Instrument No. 20120927-0087929, in said Register's Office for Davidson County, Tennessee.

*Stephen Andrew Britnell joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Brittany D. Foti Britnell.

File Number: FRN-153199

BILL GARRETT, Davidson County
Trans:T20150061249 DEEDWARR
Recvd: 07/27/15 11:03 2 pgs
Fees:13.00 Taxes:906.50
20150727-0073492

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.

This is improved property, known as 1105 Kirkland Ave., Nashville, TN 37216

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 23rd day of July, 2015.

Brittany D. Foti Britnell

Stephen Andrewi Britnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brittany D. Foti Britnell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2015.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Andrew Britnell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-153199