BILL GARRETT, Davidson County
Trans:T20150068599 DEEDWARR
Recvd: 08/14/15 14:30 2 pgs
Fees:13.00 Taxes:148.00
20150814-0081876

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015.

Notary Public
My commission expires: 04/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

05-1507-66626

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cesar Alvarado Alvarado 1723 Hudson Road Madison TN 37115	NEW OWNER	063-00-0-266.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobbie T. Henley**, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cesar Alvarado Alvarado**, hereinafter called the Grantees, their successors 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 Lot No. 2, on the Plan of Mrs. Bobbie Henley Lots, of record in Instrument No. 20030226-0025755, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Thomas E. Henley and wife, Bobbie T. Henley by deed from William C. Dickens and wife, Josephine Dickens, dated October 19, 1973, recorded October 23, 1973, of record in Book 4757, Page 834, Register's Office for Davidson County, Tennessee. The said Thomas E. Henley having since died on August 1, 2000, leaving Bobbie T. Henley as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This instrument is executed pursuant to a Power of Attorney recorded in Instrument No. 20150814-0081875, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1723 Hudson Road, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of August, 2015.

X Bobbie T Henley by Jacquelyn M Farris, her attorney in fact
Bobbie T. Henley, by Jacquelyn M.
Farris, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacquelyn M. Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Bobbie T. Henley and that she is authorized by Bobbie T. Henley to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 3rd day of August, 2015.

Notary Public at Large

My commission expires: 4/17/2016

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY