Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $217,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September 2015.

Notary Public
My commission expires: 8-14-17

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Henderson	Franklin American	171 11 0B 143.00
4400 Luke Dr.	501 Corporate Centre Dr., Ste 400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffrey W. Adams, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jason Henderson, an unmarried man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 43 on the Plan of THE GROVE AT CANE RIDGE, PHASE THREE as shown by plat of record in Instrument NO. 20131016-108127 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery W. Adams by deed from Randall Clemons, Trustee for Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20141007-0092894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of The Grove at Cane Ridge Phase 3 of record in Instrument NO. 20131016-0108127 Register's Office for Davidson County, Tennessee 3) Easement United Telephone of record in Instrument No. 20020123-009340 and 20060607-0067535 4) Easement for Water Minas of record in Book 5078 Page 476 5) Stormwater Agreement of record in Instrument No. 20050413-004341 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No 20000905-0087103 and amended in No. 200012040-1190936; 20010815-0088370; 20040319-01031603; 20041102--0131848; 20100526-0040558; 20060112-004819; 20101228-0102708; 2012-0524-0045182;

Davidson County DEEDWARR
Recvd: 10/06/15 12:39 3 pgs
Fees:18.00 Taxes:802.90
20151006-0101765

20120604-0048267 and in any allied instruments(s) referred to in said restrictions. 7) Charter of The Grove at Cane Ridge Homeowner's Association of record in Instrument No. 20010815-0088360

This property is improved property known as 4400 Luke Dr., Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 10 day of September, 2015.

Jeffrey W. Adam

STATE OF Ohio
COUNTY OF Hamilton

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

Witness my hand and official seal at 5/3 BANK Cincinnati Ohio, this 10 day of September, 2015.

Notary Public

My Commission expires: Dec 13, 2017

FILE NO: 09032

NOTARY PUBLIC STATE OF OHIO

BONNIE TOM JACOB
Notary Public, State of Ohio
My Commission Expires
December 13, 2017

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, [illegible], a notary public for this county and state, [illegible] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[illegible]

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

