#10186

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 083030029.00
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Henry Enterprises, LLC
110 Creighton Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Henry Enterprises, LLC
1078 Hickory Harbor Dr.
Gallatin TN 37066

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RENEE LADELL ALLISON, UNMARRIED AND LAJUNE BIRNETTE JONES, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HENRY ENTERPRISES, LLC** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 9, on the Plan of R.T. Creighton Sub of Lot 42 & 43, Brownsville, as shown by plat appearing of record in Book 332, page 18, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Mary C. Phillips, by Quitclaim Deed from Dezzie L. Phillips, dated October 16, 1990, appearing of record in Book 8219, page 715, of the Register's Office of Davidson County, Tennessee. See also, Heirship Affidavit to Renee LaDell Allison and LaJune Birnette Jones, dated September 22, 2015, appearing of record in Instrument No. 20150929-0098767, in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

OR - THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 110 Creighton Avenue, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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BILL GARRETT, Davidson County
Trans:T20150093019 DEEDWARR
Recvd: 11/02/15 10:47 2 pgs
Fees:13.00 Taxes:666.00
20151102-0111303

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of October, 2015.

Renee LaDell Allison

Renee LaDell Allison

LaJune Birnette Jones

LaJune Birnette Jones

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Renee LaDell Allison and LaJune Birnette Jones, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of October, 2015.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of October, 2015.

NOTARY PUBLIC

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

My Commission Expires: _____

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