Davidson County DEEDWARR
Recvd: 12/09/15 15:48 3 pgs
Fees:18.00 Taxes:333.00
20151209-0124105

Prepared by and when recorded return to:
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 $90,000.00.

Affiant

Subscribed and sworn to before me,
this 8th day of December, 2015.

Notary Public
My commission expires: 04/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

05-1511-66749

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Ludwell Lanier	David Lanier	063-00-0-067.00
1725 Hudson Road	1510 Demonbreun Apt 1507	
Madison TN 37115	Nashville, TN 37203	

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, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Ludwell Lanier and Yerusalem Abebe Lanier, husband and wife**, 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. 1, 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.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20151209-0124104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 property is improved property known as 1725 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 8th day of December, 2015.

Bobbie T. Henley
By: Jacquelyn Farris, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacquelyn 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, TN, this 8th day of December, 2015.

Hutch Henderson
Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 04/17/16

True Copy Certification

I, **Rachelle Caudill**, 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.

Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 04/17/16