Prepared by:
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Davidson County DEEDWARR
Recvd: 01/15/16 16:10 3 pgs
Fees:18.00 Taxes:1073.00
20160115-0004584

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January 2016.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kathryn Kisner	Same	083060A00800CO
95 Scott Ave		
Nashville TN 37206		

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 Howell G. Henson, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Kathryn Kisner, a married woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 8 Scott Avenue Townhomes as established under Master Deed of record in Instrument No. 20050114005282 and amended in NO. 200501260009512 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description. Said unit being depicted on the site plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed by Peter J. Olson and wife Kimberly Olson to Howell G. Henson of record in Instrument No. 20070720-0086674 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) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050114-0005282 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Scott Avenue Townhomes Association of record in Instrument No. 20050114-0005281

This property is improved property known as 95 Scott Ave, Nashville, Tennessee 37206

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 15th day of January, 2016.

Howell G. Henson

Raquel N. Aguilar, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howell G. Henson and Raquel N. Aguilar, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of January, 2016.

Notary Public

My Commission expires: 2/25/19

FILE NO: 08962

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY