BILL GARRETT, Davidson County
Trans:T20160014638 DEEDWARR
Recvd: 02/23/16 08:51 2 pgs
Fees:13.00 Taxes:638.25
20160223-0016968

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160086TN

LL# 2902-153

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Timothy W. Henderson	Franklin American Mortgage Co.	
512 Jackson Thistle	6100 Tower Circle, Suite 600	**86-4-1.00**
Hermitage, TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Danielle Lindsey Tomlin and husband, Martin Edward Hart**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Timothy W. Henderson and Lauran A. Henderson, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot in Davidson County, Tennessee, being Lot No. 153, on the Plan of Jackson's Retreat, Phase 3, of record in Book 5200, Pages 517-518, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danielle Lindsey Tomlin and husband, Martin Edward Hart from Cynthia Duncan, unmarried, by deed dated 03/20/2014, filed for record on 03/24/2014 in Instrument No. 20140324-0023821, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 and assigns, forever;

AND **Danielle Lindsey Tomlin and Martin Edward Hart** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Danielle Lindsey Tomlin and Martin Edward Hart** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **512 Jackson Thistle, Hermitage, TN 37076**.

Executed on this 12th day of February. 2016

Danielle Lindsey Tomlin

Martin Edward Hart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Danielle Lindsey Tomlin and Martin Edward Hart**, 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 this 12th day of February, 2016.

Notary Public

My Commission Expires: 12-17-18

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $172,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of February, 2016.

Notary Public

My Commission Expires: 2.6.2017

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY