Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

File # 10396

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

K H
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016.

Latrece McAdoo
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyndsay B. Joseph	Community Financial Services Bank	075120F05500CO
(NAME)	(NAME)	
735 Tulip Grove Road, Unit 301	224 W 5th St	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Benton, KY 42025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dustin Henderson and wife, Jodi L. Henderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lyndsay B. Joseph, unmarried, hereinafter called the Grantees, their heirs 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. 55 aka Unit 301, TULIP COVE TOWNHOMES, as shown on the Plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument Number 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Dustin Henderson and Jodi L. Henderson, husband and wife as joint tenants with full right of survivorship by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, recorded on the 23rd day of April, 2012, of record in Instrument No. 20120423-0034652, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Unit 301, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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.

BILL GARRETT, Davidson County
Trans:T20160019857 DEEDWARR
Recvd: 03/10/16 14:20 2 pgs
Fees:13.00 Taxes:555.00
20160310-0023176

Witness our hands this 12th day of February, 2016.

Dustin Henderson

Jodi L. Henderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dustin Henderson and Jodi L. Henderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018