WARRANTY DEED

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-21-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. D. Eatherly	J. D. Eatherly	104-08-OC-001.00CO
(NAME)	(NAME)	
1720 West End Avenue, 6th Floor	1720 West End Avenue, 6th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **The Estate of Larry J. Henley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. D. Eatherly**, 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:

BEING Unit No. 1 of PEABODY SQUARE CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Book 6404 at Page 545, the Plat of which is of record in Plat Book 6250 at Page 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Larry J. Henley by deed from Joseph Chichelo and wife, Ronica C. Chichelo, of record in Book 8796, Page 529, Register's Office for Davidson County, Tennessee. The said Larry J. Henley died on December 29, 2014 leaving a Will filed for Probate in Docket No. 15P135, Probate Court of Davidson County, Tennessee, said Will providing Executor, Charles D. Andrews with power of sale of real estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1601 Horton Avenue, Nashville, TN 37212
(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:T20160023614 DEEDWARR
Recvd: 03/23/16 11:23 2 pgs
Fees:13.00 Taxes:797.35
20160323-0027473

Witness our hands this 16th day of March, 2016.

THE ESTATE OF LARRY J. HENLEY

Charles D. Andrews
Executor

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles D. Andrews** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **Executor of The Estate of Larry J. Henley**, the within named bargainor, and that **he** as such **Executor** executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Charles D. Andrews** as its **Executor.**

WITNESS my hand and seal this 16th day of March, 2016.

Notary Public
My Commission Expires: 6-21-16

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