WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025747 DEEDWARR
Recvd: 03/30/16 14:51 2 pgs
Fees: 13.00 Taxes: 588.30
20160330-0030175

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Asa Woodard	new owner	026-06-0A-031.00
(NAME)	(NAME)	
106 Canton Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gary P. Henry, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Asa Woodard**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A. unmarried

Land in Davidson County, Tennessee, being Lot 31, as shown on the map entitled Townhomes at Windsor Green, Phase I, of record in Plat Book 8250, Page 995, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary P. Henry, an unmarried man by Warranty Deed dated 08/24/2007 from Randall J. Whitman, a married man, of record in Instrument 20070828-0102931, Register's Office for Davidson County, Tennessee.

Subject to: Real Property Taxes for the year 2016 and subsequent years, a lien not yet due and payable. All matters as set forth on plat recorded in Plat Book 8250, Page 995, said Register's Office. Easement of record in Book 4377, Page 94, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 6117, Page 290, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 106 Canton Court, Goodlettsville, TN 37072
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22 day of March, 2016.

Gary P. Henry

Gary P. Henry

State of Tennessee
County of Sumner

Personally appeared before me Gary P. Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of March 2016.

LISA HALL NOTARY PUBLIC STATE AT LARGE KENTUCKY

Notary Public: 479159 Lisa Hall

My Commission Expires: 7/24/16

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066