BILL GARRETT, Davidson County
Trans:T20160043703 DEEDWARR
Recvd: 05/24/16 15:20 2 pgs
Fees:13.00 Taxes:240.50
20160524-0052181

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of May, 2016, by and between Rochelle D Newsom, unmarried, party of the first part, and Andrew Henderson, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1434 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit.

Being all or part of the same property conveyed to Rochelle D. Newsom by virtue of that certain Warranty Deed dated May 27, 2005, at Instrument No. 20050617-0069463 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, PAge 262, Book 5625, Page 1, Book 6119, Page 322, Book 10268, Page 492 and Book 6081, Page 879 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rochelle D Newsom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rochelle D Newsom, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Andrew Henderson
146 Lanier Dr
Madison, TN 37115

Tax Parcel No 053090A01400CO

Property Address: 1434 E Cedar Lane
Madison, TN 37115

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $65,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Andrew Henderson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2016.

Notary Public

My Commission Expires: 07-03-2017

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY