WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2695111

Return to:

Owner

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $ 154,500.00

Affiant

Subscribed and sworn to me, this the 31st day of May, 20 16

Notary Public
My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Property Address:	Property tax bills and mail tax bills to:	Parcel ID:
1316 South Hampton Ct. ANTIOCH, TN 37013	New owner	Map 151-10-0-A Parcel 298.00

THIS INDENTURE is made effective the 31st day of May, 20 16, by **Antonio J. Henning and wife, Allison V. Henning**, First Parties, for the purpose of conveying the premises described herein to **Stephanie Bangerter, an unmarried woman**, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

BILL GARRETT, Davidson Cour
Trans:T20160047836 DEEDWARR
Recvd: 06/07/16 09:32 2 pg
Fees:13.00 Taxes:571.65
20160607-0057186

Land in Davidson County, Tennessee, being Lot No. 223, on the Plan of Phase 3, Villages of Long Hunter, PUD, of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property further conveyed to Antonio J. Henning and wife, Allison V. Henning, by Warranty Deed from James Bryan Foster, unmarried, dated May 19, 2014, of record in Instrument No. 20140521-0043612, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Instrument No. 20030707-0093205; Restrictive Covenants of record in Instrument Nos. 20010531-0056382 and 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537; Reservation for Graveyard Ingress/Egress of record in Book 1115, Page 302 and in Book 1101, Page 457; Utility Easements of record in Book 9661, Page 919; Sewer/Storm Drainage Easements of record in Instrument Nos. 20000906-0088271, 200000906-0088272 and 200001030-0107415; TVA Easements of record in Book 4446, Page 423 and in Book 4535, Page 351; Transmission Line Easement of record in Book 2338, Page 466; Water Main Easements of record in Book 8197, Page 288, Book 8358, Page 91 and in Book 8358, Page 94; Stormwater Detention Agreement of record under Instrument Nos. 20020912-0111084 and 20021009-0123120; Common Area Conveyance of record in Instrument No. 20020531-0056383; and Charter of Village of Long Hunter Homeowner's Association, Inc. of record in Instrument No. 20010531-0056381; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Antonio J. Henning

Antonio J. Henning

Allison V. Henning

Allison V. Henning

STATE OF Tennessee)
COUNTY OF WILSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Antonio J. Henning**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in WILSON County, this the 30 day of April, 2016.

Susan M. Woolems
NOTARY PUBLIC

SUSAN M. WOOLEMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
08-01-2017

STATE OF Tennessee)
COUNTY OF WILSON)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Allison V. Henning**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in WILSON County, this the 30 day of April, 2016.

Susan M. Woolems
NOTARY PUBLIC

SUSAN M. WOOLEMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
08-01-2017

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.