Davidson County DEEDWARR
Recvd: 08/22/16 14:06 2 pgs
Fees:13.00 Taxes:943.50
20160822-0087649

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2016.

Notary Public
My commission expires: 4-24-18

02-1607-49967 16457S

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jackie Staudacher	Jackie Staudacher	102-04-0-103.00
6431 Old Charlotte Pike	6431 Old Charlotte Pike	
Nashville TN 37209	Nashville TN 37209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bessie Louise Henry**,* hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jackie Staudacher**,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *unmarried **single

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Horton Heights, of record in Book 2133, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Melvin A. Johnson by deed from Byung Sik Son and wife, Young Ae Son**, dated December 22, 1987, of record in Book 7437, Page 360, Register's Office for Davidson County, Tennessee. The said Melvin A. Johnson having since died on February 15, 2015, leaving Joey Brent Johnson, Bessie Louise Henry and Tiwanna Dawn Johnson as his sole Heirs at Law, as evidenced by Affidavit of Heirship of record in Instrument No. 20160203-0010624, and further by Corrected Affidavit of Heirship as to the Heirs at Law of Melvin Arnold Johnson being recorded February 12, 2016, of record in Instrument No. 20160212-0013696, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bessie Louise Henry, unmarried by Quitclaim Deed from Joey Brent Johnson, Bessie Louise Henry and Tiwanna Dawn Johnson, being the sole Heirs at Law of Melvin A. Johnson, deceased, dated February 10, 2016, recorded February 12, 2016, of record in Instrument No. 20160212-0013697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6431 Old Charlotte Pike, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 18th day of August, 2016.

Bessie Louise Henry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bessie Louise Henry and** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson S.S.

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018