PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160081812 DEEDWARR
Recvd: 09/19/16 11:01 2 pgs
Fees:13.00 Taxes:1435.60
20160919-0098115

W & I Ref: (RF) Title No.: 58555
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Kendrick Korie Bernard 1701 15th Avenue South Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 10505006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$388,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heath A. Henley and wife, Gunnhild Irene Seljenes and Ralph D. Henley, married, as joint tenants with rights of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Kendrick and Korie Bernard, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being North 60 feet of the eastern half of Lot No. 61 of the O. B. Hayes plan of large lots called "Rokeby" as shown by a map of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of the Lot No. 61 fronts 60 feet on the westerly side of 15th Avenue South, formerly Washington Street and runs back 150 feet on the north line, and 151.4 feet on the south line, to an alley in the rear on which it measures 60 feet. Together with and subject to an easement over a portion of Lot 52 as more fully described in Book 2545, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph D. Henley and Heath A. Henley and Raggan T. Henley as tenants in common with no survivorship by General Warranty Deed from Laura L. Harris, dated December 12, 2002 and recorded on December 16, 2002 of record in Instrument No. 20021216-0154231, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 14, 2003, recorded July 9, 2003 of record in Instrument No. 20030709-0094579, said Register's Office. Reggan T. Henley conveyed all interest in subject property to Ralph D. Henley and Heath A. Henley. Subject property was vested in Heath A. Henley and wife, Gunnhild Irene Seljens and Ralph D. Henley, as joint tenants with rights of survivorship by Quitclaim Deed of record in Instrument No. 20130604-0056463, said Register's Office. Heath A. Henley and wife, Gunnhild Irene Seljenes who erroneously acquired title as Gunnhild Irene Seljens and Ralph D. Henley, a married man, joined by his spouse Karyn Henley, as joint tenants with rights of survivorship, conveyed all of their interests in said property to Heath A. Henley and wife, Gunnhild Irene Seljenes and Ralph D. Henley, a married man, as joint tenants with rights of survivorship.

Subject property was not the primary residence of Ralph D. Henley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 10505006900.
All Matters shown on The Plan, of record in Plat Book 21, page 87, said Register's Office.
Easement with sewer line contained therein granted to subject property over and upon a portion of Lot 52 on said plan and the reservation of the right to place a sewer line within the rear 5 feet of Lot 61, of record in Book 2545, page 123, said Register's Office.

This is improved property, known as 1701 15th Avenue South, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2016.

Heath A. Henley

Gunnhild Irene Seljenes

Ralph D. Henley

State of Tennessee

County of Davidson

On this 15th day of September, 2016, before me the undersigned authority, personally appeared Heath A. Henley, Gunnhild Irene Seljenes, and Ralph D. Henley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $388,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2016.

My Commission Expires: 10/18/16

Notary

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY