RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-33803

NEW OWNER:

MORGAN N. ELY
2117 Martha Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 16-1418

Map & Parcel 07211012700

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160090292 DEEDWARR
Recvd: 10/13/16 10:39 3 pgs
Fees:18.00 Taxes:884.30
20161013-0108238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Nine Thousand and 00/100 Dollars ($239,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES KEVIN HENDERSON, an unmarried man,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MORGAN N. ELY, an unmarried woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 145-A on the Plan of Resubdivision of Lot 145 of Waters Place, as shown on the plat of the same of record in Plat Book 5190, Page 421, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES KEVIN HENDERSON, an unmarried man by Warranty Deed from Byung H. Shin, unmarried, and Patricia M. Shin, unmarried, dated March 2, 2011, and of record in Instrument No. 20110310-0019084, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 2117 MARTHA AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5190, Page 421, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of September, 2016.

JAMES KEVIN HENDERSON

BY: EDWARD MICHAEL WALKER, Attorney in Fact,
Pursuant to Power of Attorney of record in Instrument No. 20161013-0108237, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **EDWARD MICHAEL WALKER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JAMES KEVIN HENDERSON** the within-named bargainor, as the free act and deed of the said **JAMES KEVIN HENDERSON.**

WITNESS my hand and official seal at office, this 29th day of September, 2016.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$239,000.00**.

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2016.

NOTARY PUBLIC

My commission expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY