File No. 166211

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092681 DEEDWARR
Recvd: 10/20/16 10:40 2 pgs
Fees: 13.00 Taxes: 591.63
20161020-0110917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Lewelling	New Owner	063-04-0-016.00
(NAME)	(NAME)	
109 Clifton Court	"	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **APRIL SMITH HENRY (f/k/a APRIL SMITH), A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY A. LEWELLING, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18, Clifton Place Lakewood, formerly Dupontonia, Tennessee, of record in Book 2854, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to April Smith, a single woman, by Warranty Deed from Heir at Law of Daniel R. Stafford, deceased, being Ruth Stafford, dated September 24, 2009 and recorded September 25, 2009 in Instrument Number 20090925-0089465, Register's Office for Davidson County, Tennessee. The said April Smith is now known as April Smith Henry.

Brian Henry, husband of April Smith Henry, joins in this instrument for the purpose of conveying such marital interest, if any, he may have in and to said property.

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This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 109 Clifton Court, Old Hickory, Tennessee 37138

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), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 18th day of October, 2016.

April Smith Henry

Brian Henry

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named APRIL SMITH HENRY AND BRIAN HENRY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of October, 2016.

Commission expires: 3/18/19

Notary Public

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY