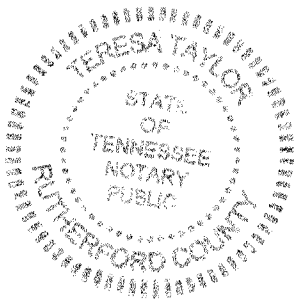
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Deanne Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2016.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 6-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jed Clayton Henry	Jed Clayton Henry	130-02-0-196.00
(NAME)	(NAME)	
5625 Meadow Crest Road	5625 Meadow Crest Road	**Davidson County DEEDWARR** **Recvd: 12/02/16 08:21 4 pgs** **Fees:23.00 Taxes:849.15** **20161202-0126351**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, we, **Joyce Minchey and Kenneth Smith and Nancy Temple and Rhonda Brown**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jed Clayton Henry, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 115, on the Plan of Section Two, RICHLAND MEADOWS, as of record in Plat Book 2083, Page 72, 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 Joyce Minchey, Kenneth Smith, Nancy Temple and Rhonda Brown by QuitClaim Deed by Trustee dated 7/13/2015 from Rhonda Brown, Trustee under the Irrevocable Trust Agreement of Esta Lavelle Smith, dated June 18, 2013 of record in Instrument Number 20150911-0092440, Register's Office for Davidson County, Tennessee. Said Abstract of Trust of record in Instrument Number 20130709-0070954, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda Brown, Trustee under the Irrevocable Trust Agreement of Elsa Lavelle Smith dated June 18, 2013 by QuitClaim Deed dated 7/02/2013 from Esta Labelle Smith, a widow (a/k/a Esta Lavelle Smith) of record in Instrument Number 20130709-0070955, Register's Office for Davidson County, Tennessee. **Esta Labelle Smith (a/k/a Esta Lavelle Smith) having since passed away on 3/19/2014**.

Being the same property conveyed to Ben H. Smith and wife, Esta Labelle Smith by Deed dated 8/12/1959 from Charles W. Hinkle, Jr. and wife, Eleanor Gill Hinkle of record in Book 2956, page 345, Register's Office for

Davidson County, Tennessee. **The said Ben H. Smith having since passed away on 3/31/2011 leaving Esta Labelle Smith (a/k/a Esta Lavelle Smith) as the fee simple owner of subject property as the surviving tenant by the entirety.**

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 2152, page 121, Book 2195, page 256 and Book 2018, page 354, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5625 Meadow Crest Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 our hands this 1st day of December, 2016.

Joyce Minchey by Rhonda Brown, Attorney-in-Fact

Kenneth Smith by Rhonda Brown, Attorney-in-Fact

Nancy Temple

Rhonda Brown

State of Tennessee
County of Rutherford

On this 1st day of December, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Rhonda Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Joyce Minchey**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number **20161202-0126350**, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1st day of December, 2016.

Notary Public
My Commission Expires: 11/17/19

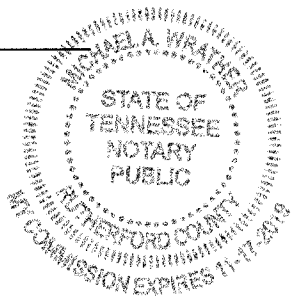
RICHARD A. WRATHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

State of Tennessee
County of Rutherford

On this 1st day of December, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Rhonda Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Kenneth Smith**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number **20161202-0126349**, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1st day of December, 2016.

Notary Public
My Commission Expires: 11/17/19

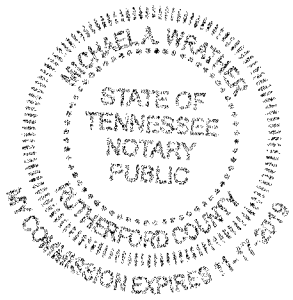


State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Temple and Rhonda Brown**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of December, 2016.

Notary Public
My Commission Expires: 11/17/19



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Teresa Taylor** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-18-17

Notary' Seal (if on paper)

