BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160115083 DEEDWARR
Recvd: 12/30/16 12:50 3 pgs
Fees:18.00 Taxes:880.60
20161230-0137433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Kathleen D Bra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF December, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pauline E. Roberts | New OWNER | |
| (NAME) | (NAME) | |
| 1223 Bainbridge Drive | | 161-06-0A 099.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUSTIN HENDERSON AND WIFE, JENNIFER HICKMAN HENDERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULINE E. ROBERTS**, HEREINAFTER CALLED THE GRANTEES, 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 Unit 99 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1 First Supplemental Declaration" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014. Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed by Deed to Create an Estate by the Entireties from Austin Henderson to Austin Henderson and wife, Jennifer Hickman Henderson as recorded on the 31st day of March, 2011 in Instrument No. 20110331-0024769 and Warranty Deed from Centrex Homes, a Nevada general partnership to Austin Henderson, unmarried as recorded on the 31st day of December, 2008 in Instrument No. 20081231-0123872, in the Register's Office of Davidson County, Tennessee. Jennifer H. Henderson and Jennifer Hickman Henderson are one and the same.**

**This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Instrument No. 20070911-0108866, said Register's Office; Restrictive Covenants of record in Instrument Nos. 20070614-0071397 and 20080325-0030014, said Register's Office; Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188, said Register's Office; and Conveyance of common area/open space recorded at Instrument No. 20080909-0092190, said Register's Office.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 1223 Bainbridge Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 29 day of December, 2016

AUSTIN HENDERSON

JENNIFER HICKMAN HENDERSON, BY AUSTIN HENDERSON, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Henderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of December, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29 day of December, 2016, before me personally appeared Austin Henderson to me known to be the person who executed the foregoing instrument on behalf Jennifer H. Henderson and acknowledged that he executed the same as the free act and deed of Jennifer H. Henderson

Witness my hand and official seal at Nashville, Tennessee this 29 day of December, 2016.

Commission expires:

My Commission Expires MAR 7, 2017

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Notary Public