BILL GARRETT, Davidson County
Trans:T20170000598 DEEDWARR
Recvd: 01/04/17 09:28 2 pgs
Fees:13.00 Taxes:623.45
20170104-0000686

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 168,500.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2016.

Notary Public

My commission expires: 11-20-18

**THIS INSTRUMENT WAS PREPARED BY**
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Philip E. Junker**<br>**Phyllis Junker** | Ameris Bank | **026060A01700CO** |
| **221 Wyndom Court Unit #221** | 1800 Parkway Pl #820 | |
| **Goodlettsville, TN 37072** | Marietta GA 30067 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Dennis Ray Henson, Administrator of the Estate of Bernadine Henson per Probate of record in Davidson County, Tennessee at Case No. 16P503 and Dennis Ray Henson, sole heir at law.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Philip E. Junker and Phyllis Junker, husband and wife**

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 Lot No. 17 on the Resubdivision for Phase 1B of the Townhomes at Windsor Green, as amended by Plat in Instrument No. 20010813-0086903, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lewis Henson and Bernandine Henson from Larry V. Stinson, Trustee of the Vernon L. Stinson Supplemental Needs Trust under the Will of Anna Stinson by Warranty Deed dated 10/15/13 and recorded in Instrument Noumber 20131017-0108370. The said Lewis Henson having since died on or about February 14, 2015 leaving Bernadine Henson as surviving tenant by the entirety. The said Bernadine Henson having since died on August 4, 2015 and by her Will of record in Docket No. 16P503, Davidson County Probate Court Clerk's Office, the subject property was devised to Dennis Ray Henson.

The said Susan Henson joins in the execution of this instrument to convey any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 221 Wyndom Court Unit #221, Goodlettsville, TN 37072.

SSE2016-1335

4775

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 in 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/our hand(s) this 29th day of December, 2016.

Dennis Ray Henson as Administrator
Dennis Ray Henson, as Administrator

Dennis Ray Henson as Individually
Dennis Ray Henson, as Individually

Susan Henson
Susan Henson

**STATE OF TENNESSEE**
**COUNTY OF ~~Davidson~~ Sumner**

Personally appeared before me, a Notary Public of said County and State, Dennis Ray Henson, as Administrator of the Estate of Bernadine Henson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF ~~Davidson~~ Sumner**

Personally appeared before me, a Notary Public of said County and State, Dennis Ray Henson and Susan Henson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2016.

Notary Public

My Commission Expires: 11-20-18

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY