11091

BILL GARRETT, Davidson County
Trans:T20170011950 DEEDWARR
Recvd: 02/09/17 09:54 2 pgs
Fees:13.00 Taxes:475.45
20170209-0013581

**THIS INSTRUMENT PREPARED BY:**

James L. Grillot

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

**AFTER RECORDING RETURN TO:**
**Advantage Title**
**3325 Aspen Grove Dr. #104**
**Franklin, TN 37067**

**Grantee:**
Neely L. Henry
3184 Gwynnwood Drive a/k/a
2098 W Richmond Hill Drive
Nashville, TN 37207

**Send Tax Bills To:**
Churchill Mortgage
1161 Oldhickory Blvd. #100
Brentwood, TN 37027

**Map & Parcel No.:**
05013002100

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 7th **day of** February, **2017**, by and between **Diane L. Bryant**, unmarried, party of the first part, and **Neely L. Henry**, *, party of the second part, *single man

**WITNESSETH**: That for and in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($128,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 1, Golden Valley Estates, Section One (erroneously referred to as Lot 1, Golden Estates, Section 1 in Instrument No. 20170112-0003582, Book 10817, Page 21, Book 10446, Page 236, and as Lot 1, Golden Valley Estates, Section I in Book 9508, Page 228 and Book 4897, Page 728), as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.**

**Being the same property conveyed to Diane L. Bryant and Andrew Foster, both unmarried persons, from Household Financial Center, Inc., a Delaware corporation, by Warranty Deed dated February 27, 1998, of record in Book 10817, Page 21, in the Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Diane L. Bryant, an unmarried person, from Jackie Foster, an unmarried person, by Quitclaim Deed dated November 5, 2016, of record in Instrument No. 20170112-0003582, in the Register's Office of Davidson County, Tennessee. See also Affidavit of Heirship, of record in Instrument No. 20170112-0003581, in the Register's Office of Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**Diane L. Bryant**

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Diane L. Bryant,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th **day of** Feb., **20**17.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$128,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 8 **day of** February, **20**17.

Notary Public

My commission expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

PROPERTY ADDRESS:
**3184 Gwynnwood Drive a/k/a 2098 W Richmond Hill Drive**
**Nashville, TN 37207**