WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011972 DEEDWARR
Recvd: 02/09/17 10:13 2 pgs
Fees:13.00 Taxes:388.50
20170209-0013618

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rocky Hendrickson	Same As New Owner	Map 113
(NAME)	(NAME)	
8514 Bethlehem Road		Parcel 59.00
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patrick Davie, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rocky Hendrickson and Cindy Hendrickson, 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:

Being a Tract of Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a persimmon tree on the north side of Buffalo Road, being 83.2 feet west of the easterly margin of a tract of land conveyed to Mayo by deed of record in Book 4555, page 409, Register's Office for said County, and continuing westerly along said Road 131 feet, more or less to an elm tree; thence northerly along the west line 401 feet, more or less, to an iron stake; thence easterly along the north margin 158 feet, more or less, to an iron stake; thence southerly 303 feet, more or less, to the point of beginning.

Being the same property conveyed to Patrick Davie by Warranty Deed from Paula U. Winters and husband, Donald E. Winters, Jr. filed for record on July 14, 2004 as Instrument No. 20040714-0083709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7904 Buffalo Rd., Nashville, TN 37221
(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/our hands this 7th day of February, 2017.

Patrick Davie

State of Tennessee
County of Davidson

Personally appeared before me Patrick Davie, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2017.

Notary Public

My Commission Expires: _____

File No.: 37498

