WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019663 DEEDWARR
Recvd: 03/07/17 15:05 2 pgs
Fees:13.00 Taxes:1635.40

20170307-0022581

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Isaac Henson and Erica L. Henson	New Owner	183 00 0 110.00
(NAME)	(NAME)	
322 Battle Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Forty-Two Thousand And No/100 Dollars ($442,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Lee Holley and Sharon L. Holley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Isaac Henson and Erica L. Henson, 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. 2, on the Plan of Guthrie Subdivision, of record in Book 5800, Page 149, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Lee Holley and Sharon L. Holley, husband and wife by Warranty Deed from Richard R. Johnson and wife, Amelia Melanson dated March 27, 2014 and recorded March 31, 2014 as Instrument No. 20140331-0026088, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-170514SSO

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

unimproved ☐
This is improved ☒ property, known as 322 Battle Road, Antioch, TN 37013

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, has 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 our hands this 3rd day of March, 2017.

Brian Lee Holley by Sharon L. Holley, His Attorney-in-Fact

Sharon L. Holley

STATE OF Tennessee
County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sharon L. Holley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian Lee Holley, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Brian Lee Holley, for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public

My Commission Expires: September 7, 2020

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF Tennessee
County OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon L. Holley with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public

My Commission Expires: September 7, 2020

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

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