STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170026561 DEEDWARR
Recvd: 03/29/17 14:43 4 pgs
Fees:23.00 Taxes:758.50
20170329-0030723

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7877D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles T. Henson, an unmarried man (NAME)	New Owner (NAME)	072 03 0 258.00
3512 Golf Street (STREET ADDRESS)	1924 Old Hickory Blvd (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patricia Louise Clements, Karen Eileen Clements, Julia Ann Rumsey, William Knox Ewing, Betty Hilgadiack, Charles B. Lipscomb, Jr., and Deane Lipscomb Webb, Heirs of William Clements**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles T. Henson, an unmarried man,** 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. 6, BLOCK "A" ON THE PLAN OF INGLEWOOD GOLF CLUB SUBDIVISION, of record in Book 843, Page 65, Register's Office for said County.

BEING the same property conveyed to William Clements from Pamela S. Anderson and husband Larry W. Anderson, by Warranty deed dated June 28, 1993 of record in Book 8993, Page 249, in the Register's Office for Davidson County, Tennessee. William Clements having since died intestate on June 22, 2013 leaving said property to his Heirs at Law, the same being Patricia Louise Clements, Karen Eileen Clements, Julia Ann Rumsey, William Know Ewing, Betty Hilgadiack, Charles B. Lipscomb, Jr., and Deane Lipscomb Webb. See Affidavit of Heirship of record in Instrument # 20170308-0022840, Register of Davidson County, Tennessee. See also Case No. 15P-1160 Seventh Circuit for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 65, Register's Office for Davidson County, Tennessee.
2. Sewer and Storm Water Easement as recorded in Book 4868, page 664, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3512 Golf Street, Nashville, TN 37216.

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. Whenever 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 27th day of March, 2017.

SEE ATTACHED EXHIBIT "A" FOR
SIGNATURES

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 Julia Ann Rumsey , the bargainor(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 and official seal, this 27th day of March, 2017.

My Commission Expires:_____

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Julia Ann Rumsey, Attorney-in-Fact for Patricia Louis Clements, Karen Eileen Clements, William Knox Ewing, Betty Hilgadiack, Charles B. Lipscomb, JR. and Deane Lipscomb Webb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. See Exhibit B

Witness my hand, at office, this 27th day of March, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

SIGNATURE ADDENDUM

JULIA ANN RUMSEY

3/27/17
Date

PATRICIA LOUISE CLEMENTS

Patricia Louise Clements
by Julia Ann Rumsey, Atty in fact
By: Julia Ann Rumsey, Attorney in Fact

3/27/17
Date

KAREN EILEEN CLEMENTS

Karen Eileen Clements
by Julia Ann Rumsey, Atty in Fact
By: Julia Ann Rumsey, Attorney in Fact

3/27/17
Date

William Knox Ewing
William Knox Ewing
by Julia Ann Rumsey, Atty in fact
By: Julia Ann Rumsey, Attorney in Fact

3/27/17
Date

BETTY HILGADIACK

Betty Hilgadiack
by Julia Ann Rumsey, Atty in Fact
By: Julia Ann Rumsey, Attorney in Fact

3/27/17
Date

CHARLES B. LIPSCOMB, JR

Charles B. Lipscomb, Jr
by Julia Ann Rumsey, Atty in fact
By: Julia Ann Rumsey, Attorney in Fact

3/27/17
Date

DEANE LIPSCOMB WEBB

Deane Lipscomb Webb
by Julia Ann Rumsey, Atty in fact
By: Julia Ann Rumsey, Attorney in Fact

3/27/17
Date

EXHIBIT B

The signature of Patricia Louise Clements is signed by his or her duly appointed Attorney-in-fact Julia Ann Rumsey, pursuant to the Power of Attorney recorded in Instrument #20170329-0030717 Register's Office for Davidson County, Tennessee.

The signature of Karen Eileen Clements is signed by his or her duly appointed Attorney-in-fact Julia Ann Rumsey, pursuant to the Power of Attorney recorded in Instrument #20170329003018 Register's Office for Davidson County, Tennessee.

The signature of William Knox Ewing is signed by his or her duly appointed Attorney-in-fact Julia Ann Rumsey, pursuant to the Power of Attorney recorded in Instrument #20170329003019, Register's Office for Davidson County, Tennessee.

The signature of Betty Higadiack is signed by his or her duly appointed Attorney-in-fact Julia Ann Rumsey, pursuant to the Power of Attorney recorded in Instrument #20170329003020, Register's Office for Davidson County, Tennessee.

The signature of Charles B Lipscomb, Jr is signed by his or her duly appointed Attorney-in-fact Julia Ann Rumsey, pursuant to the Power of Attorney recorded in Instrument #20170329003021, Register's Office for Davidson County, Tennessee.

The signature of Deane Lipscomb Webb is signed by his or her duly appointed Attorney-in-fact Julia Ann Rumsey, pursuant to the Power of Attorney recorded in Instrument #20170329003022 Register's Office for Davidson County, Tennessee.