WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027303 DEEDWARR
Recvd: 03/31/17 11:49 2 pgs
Fees: 13.00 Taxes: 876.90
20170331-0031569

Buyer side Legends Title
MST 2017-0157 (Seller only)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Cyrus Kennedy and Elizabeth S. Williams	FirstBank	133-12-0-166.00
(NAME)	(NAME)	
269 Elysian Field Road	318 Seaboard Lane, Ste. 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Woodrow Mack Henry, Jr. and wife, Sandra Henry,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Cyrus Kennedy, an unmarried man and Elizabeth S. Williams, married woman,** 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. 32 on the Plan of Section Three, Valley View Meadows, of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Woodrow Mack Henry, Jr. and wife, Sandra B. Henry by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 4271, Page 227, Register's Office for Davidson County, Tennessee, dated September 20, 1968 and recorded on September 23, 1968.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3673, Page 439, Book 3770, Page 214, and Book 4065, Page 227, and Book 4082, Page 106, in the Register's Office for Davidson County, Tennessee. Sewer Easement(s) of record in Book 3182, Page 261, Book 3498, Page 196 and Book 3504, Page 80, in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

This property, known as 269 Elysian Field Road, Nashville, TN 37211
(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 hand(s) this 28th DAY OF March, 2017.

Woodrow Mack Henry,, Jr.

Sandra Henry

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Woodrow Mack Henry,, Jr. and wife, and Sandra Henry, with whom I am personally acquainted (or provided 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 the 28th day of March, 2017.

Notary Public My Commission Expires: 9/7/20

