BILL GARRETT, Davidson County
Trans:T20170036308 DEEDWARR
Recvd: 05/01/17 09:33 2 pgs
Fees:13.00 Taxes:924.63
20170501-0042259

PREPARED BY (AND RETURN TO):
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

W & I Ref: (RF) Title No.: 58876
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kendall Henderson 7252 Highway 70 South, #1104 Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142070F04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradford Alan Graves, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kendall Henderson and Carter L. Henderson, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48, Unit No. 1104 of Bellevue Commons Townhomes, a Planned Unit Development established under the proper provisions of the Tennessee Horizontal Property Regime Act and set out in Exhibit "A" of the Master Deed and By-laws Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradford Alan Graves by Warranty Deed from Amanda G. Genovese f/n/a Amanda Dulik, married, dated July 22, 2014 and recorded on July 23, 2014 of record in Instrument No. 20140723-0065544, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200007200071772 rerecorded in Instrument No. 200008280084762 amended in Instrument No. 20060824-0104869, said Register's Office, to which plan reference is hereby made for a more complete description. Master Deed and By-Laws establishing a planned unit development of record in Instrument No. 200007200071772 rerecorded in Instrument No. 200008280084760 amended in Instrument No. 20060824-0104869.

This is improved property, known as 7252 Highway 70 South, # 1104, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2017.

Bradford Alan Graves

State of Tennessee

County of Davidson

On this 28th day of April, 2017, before me the undersigned authority, personally appeared Bradford Alan Graves, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2017.

Notary

My Commission Expires: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY