WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170061280 DEEDWARR
Recvd: 07/18/17 11:51 2 pgs
Fees: 13.00 Taxes: 1498.13
20170718-0072204

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 07/06/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon Golden Charity Golden	NEW OWNERS	033130A02800CO
(NAME)	(NAME)	
712 Curtis Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, Mike Henry , as Chief Manager for **Henry Enterprises, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charity S. Golden and Jon T. Golden, wife and husband,** 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. 28 on the plan of the Final Plat of Hidden Springs, Phase Two, of record in Instrument No. 20061101-0135726, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry Enterprises, LLC, by deed of record in Instrument No. 20160812-0084187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 712 Curtis Ct., Nashville, TN 37207
(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 13th day of July, 2017.

Henry Enterprises LLC
By: Mike Henry, Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Henry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Chief Manager of Henry Enterprises LLC, the within named bargainor, a Tennessee Corporation, and that such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of Henry Enterprises LLC, as Chief Manager .

WITNESS my hand and seal this 13th day of July, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12280

