WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Bill Garrett Davidson County
Batch# 301 DEEDWARR
09/12/2017 09:43:34 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20170912-0093186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Henley	David Henley	01400013200
(NAME)	(NAME)	
109 Kenner Avenue	109 Kenner Avenue	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37205	Nashville , TN 37205	
(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, Michael Gene Wilson Jr. and Marie Elaina Wilson, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID HENLEY AND WIFE TINA HENLEY, 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, described as follows, to-wit:

BEGINNING at an iron pin found, being the southeast corner of Lot No.1 on the Plan of Clinard Subdivision, as of record in Plat book 5190, Page 649, Register's' Office for Davidson County, Tennessee, and being the southwest corner of this tract; thence with the easterly line of Lot No. 1, N 02-53-05 E. 183.13' to an iron pin found; thence N 79-53-00 W. 207.73' to an iron pin found (on the north side of a drainage ditch) thence N 08-04-44 E. 483.84' to an 36" Oak tree at a fence corner; thence with an old fence line, S 80-41-03 E. 1127.84' to a "T" post at a fence corner; thence with fence, S 57-26-53 W. 320.47' to an iron pin at a fence corner; thence with the line of Clinard as of record in Deed Book 9527, Page 389, Register's Office for Davidson County, Tennessee, N 79-57-52 W. 351.52' to an iron pin found; thence S. 08-01-42 W. 464.37' to an iron pin found (set by Ray Cole, November 4, 1994), being 50' from the centerline of Stagner Road, thence with the northern right-of-way of Stagner Road, N 79-44-13 W. 309.16' to the point of beginning, containing 9.6 acres, more or less.

Being the same property conveyed to Michael Gene Wilson, Jr. and wife, Marie Elaina Wilson by Warranty Deed dated April 28, 2011 from Marjorie Rollins Clinard which deed is recorded as Instrument No. 20110502-0033260 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF STAGNER ROAD, AND SUBJECT TO EASEMENTS THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 3540 Stagner Road, Joelton, TN 37080
(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 our hands this 11th day of September, 2017.

Michael Gene Wilson Jr.

Marie Elaina Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Gene Wilson Jr. and Marie Elaina Wilson, as husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115