Bill Garrett Davidson County
Batch# 2866 **DEEDWARR**
09/21/2017 09:44:22 AM 2 pgs
Fees: $13.00 Taxes: $391.28

20170921-0096735

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,750.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny Thornton an unmarried woman	CMG Mortgage Inc. (NAME)	
712 Bryan Street (ADDRESS)	3160 Crow Canyon Rd. Ste. 400 (ADDRESS)	044-15-0-003.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	San Ramon, CA 94583-1382 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Connie Smiley Henson, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Penny Thornton an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 110 ON THE PLAN OF SECTION "D" E.I. DU PONT DE NEMOURS AND COMPANY'S SUBDIVISION (VILLAGE OF OLD HICKORY) OF RECORD IN PLAT BOOK 1424, PAGE 65, 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 SAME PROPERTY CONVEYED TO H. K. BOWEN AND WIFE, BONNIE BOWEN BY WARRANTY DEED FROM EUNITA S. DENTON, CONSERVATOR FOR W. M. DENNEY AND WIFE, ERMA S. DENNEY OF RECORD IN BOOK 8241, PAGE 576; THE SAID H. K. BOWEN DIED MARCH 25, 2002. AND BONNIE BOWEN DIED AUGUST 19,2015 PROPERTY SINCE BEING CONVEYED TO CONNIE SMILEY HENSON AND JAMES DALE SMILEY, TENANTS IN COMMON, AS STATED IN THE LAST WILL AND TESTAMENT OF BONNIE (SMILEY) BOWEN, PROBATE DOCKET NO. 15P1789, ESTATE OF BONNIE (SMILEY) BOWEN THROUGH PETITION TO PROBATE (MUNIMENT OF TITLE) SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AS RECORDED IN INSTRUMENT NOS. 20151202-0121368 AND 20151202-0121369, AND FUTHER CONVEYED TO CONNIE SMILEY HENSON BY QUITCLAIM DEED FROM JAMES DALE SMILEY OF RECORD IN INSTRUMENT NO. 20160429-0042088, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TEN

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 712 Bryan Street, Old Hickory, TN 37138
(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 20th day of September, 2017.

WARRANTY DEED
(Continued)

Connie Smiley Henson

Connie Smiley Henson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Penny Thornton, an unmarried woman the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2017

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072