Bill Garrett Davidson County
Batch# 47470 DEEDWARR
01/16/2018 10:13:30 AM 4 pgs
Fees: $23.00 Taxes: $277.50
20180116-0004263

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF JAN, 2018 Notary Public MY COMMISSION EXPIRES: My Comm. Exp. 06-7-2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Eric Hensley	Michael Eric Hensley	147-16-0-188
(NAME) 5002 Madeline Drive, Nashville, TN 37211	(NAME) 5002 Madeline Drive, Nashville, TN 37211	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **January 12, 2018** by and between **Diana L. Weeks and William G. Laney** *("Grantor")* and **Michael Eric Hensley** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **SEVENTY FIVE THOUSAND AND 00/100 ($75,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Diana L. Weeks and William G. Laney**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Eric Hensley** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 5002 Madeline Drive, Nashville, TN 37211 and further described as follows to wit:

Lot 41, FAIRLANE PARK, as shown on plat of record in Plat Book 2331, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leon Grady Laney and wife, Leona Laney, by Warranty Deed from Fairlane Homes Company, of record in Book 2600, Page 481, in the Register's Office of Davidson County, Tennessee, dated November 06, 1956 and recorded on November 06, 1956.

Divorce in Book 4398, Page 543.

Being the same property conveyed to Dianna Leigh Weeks and William Grady Laney, by Warranty Deed from Leon G. Laney, of record in Book 9980, Page 253, in the Register's Office of Davidson County, Tennessee, dated March 14, 1996 and recorded on March 15, 1996.

Being the same property conveyed to Dianna Leigh Weeks and William Grady Laney, by Quit Claim Deed from Betty Jean Laney, of record in Instrument No. 20000601-0054265 in the Register's Office of Davidson County, Tennessee, dated April 19, 2000 and recorded on June 01, 2000.

Bening the same property conveyed to Dianna Leigh Weeks and William Grady Laney by the death of Leona M. Laney as evidenced in the sworn Affidavit of Heirship of Diana Lee Weeks, of record in Instrument No. 20000601-0054264 in the Register's Office of Davidson County, Tennessee, dated May 22, 2000 and recorded June 1, 2000.

This conveyance is made subject to:

(1) Property taxes for the year 2017, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTORS:

Diana L. Weeks
Grantor

William G. Laney
Grantor

STATE OF Florida)
COUNTY OF Hillsborough)

Personally, appeared before me, **Diana L. Weeks and William G. Laney**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 13 day of Jan, 2018.

NOTARY PUBLIC

My Commission expires: 11-22-19

PATTI S DULANEY
MY COMMISSION EXPIRES
November 22, 2019
#FF 921502
NOTARY PUBLIC STATE OF FLORIDA

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

BETHANY PEERY GLANDORF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

Personally appeared before me, Bethany Glandorf a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/08/2019
Notary's Seal (if on paper)