30672-8 Box 14

Bill Garrett Davidson County
Batch# 76122 DEEDWARR
04/04/2018 08:55:08 AM 2 pgs
Fees: $13.00 Taxes: $1,544.75

20180404-0031442

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $417,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2018.

Notary Public

My commission expires: 3-8-22

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Greater Neighborhood Builders LLC	New Owners	**14614001300**
4800 Charlotte Avenue		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary E. Henderson and husband, Billy E. Henderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greater Neighborhood Builders, LLC

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 part of Lot No. 17 and the southeasterly triangular part of Lot No. 16 on the Map of Forest Acres, Section III, as of record in Book 1424, page 56, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of Forest Acres Drive at the common corner of Lots Nos. 17 and 18; thence with said Drive northerly 221.8 feet to an iron pin which is 21 1/4 feet North of the common corner of Lots 16 and 17; thence North 76 degrees 40' West crossing the common line of Lots 16 and 17, 180.5 feet in all 163 feet to a hub; thence North 56 degrees 10' West 194.1 feet to the Easterly margin of Otter Creek Road at the common corner of Lots 16 and 17; thence in a southwesterly direction with Otter Creek Road, 152.3 feet; thence leaving said road South 38° 15' East 334.4 feet to a corner of Lots 17 and 18; thence easterly the line between said lots 241.9 feet to the beginning.

Being the same property conveyed to Mary E. Henderson and husband, Billy E. Henderson, by Warranty Deed from John B. Henry and wife, Christine L. Henry, dated November 6, 1997, of record in Book 10684, page 952, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 1424, page 56, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 836 Forest Acres Drive, Nashville, TN 37220.

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 in 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.

Mary E Henderson Date: 4-3-18
Mary E. Henderson

Billy E. Henderson Date: 4-3-18
Billy E. Henderson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mary E. Henderson and Billy E. Henderson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021