Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

Bill Garrett Davidson County
Batch# 107128 DEEDWARR
06/21/2018 10:41:57 AM 2 pgs
Fees: $13.00 Taxes: $861.73

20180621-0059917

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $232,900.00

Affiant

Subscribed and sworn to before me, this 14th day of JUNE, 2018.

Notary Public
My commission expires: 10-11-21

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:
Brandon T Railey		**03413029100**
1333 Apple Valley Road	NEW OWNER	
Madison, TN 37115		

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,

Thomas Bradley Henderson IV, an unmarried man

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

Brandon T Railey, a single man

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. 211 on the plan of Phase Two-A, Cedar Bluff, as of record in Book 9700, page 238, 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 Thomas Bradley Henderson IV, an unmarried man, by Warranty Deed from Richard Martin, dated February 6, 2015, of record in Instrument No. 20150211-0012569, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 1333 Apple Valley Road, Madison, TN 37115.

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.

Thomas Bradley Henderson IV Date: 6/14/18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thomas Bradley Henderson IV, 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 14 day of June 2018.

NOTARY PUBLIC

My Commission Expires: 12/25/18

LEONARD L. COLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP.