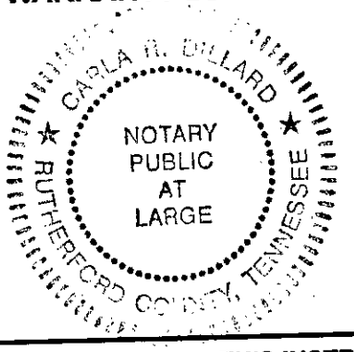
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 2-8-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Henderson	Susan Henderson	09105010300
(NAME)	(NAME)	
6201 Laramie Ave	6201 Laramie Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sheila M. Timbs, widowed,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susan Henderson, unmarried,** 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:

BEING Lot No. 39 on the Map of Moss Wood Subdivision, as shown by plat of record in Plat Book 2663, Page 102, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dennis A. Timbs*** and Sheila M. Timbs, husband and wife by deed from Blair Realtors, Inc., dated 8-20-85 of record in Record Book 6634, Page 548, Register's Office for said County.
***Dennis A. Timbs is deceased. His date of death was 8-20-14

unimproved ☐

This is improved ☑ property, known as 6201 Laramie Ave, Nashville, TN 37209
(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.

Karen Y Johnson Davidson County
Batch# 162434 DEEDWARR
11/19/2018 03:06:11 PM 2 pgs
Fees: $13.00 Taxes: $435.49

20181119-0113868

Witness my hands this 9th day of November, 2018.

Sheila M. Timbs

State of Tennessee
County of Davidson

Personally appeared before me Sheila M. Timbs, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2018.

Notary Public 11-18-18 Jenny Averhoff
My Commission Expires: _____

File No.: 1311

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 18, 2018