THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 169909 **DEEDWARR**
12/04/2018 11:57:08 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181204-0118198

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael S. Henry and Kerrie W. Henry 1116 Delmas Avenue Nashville, TN 37216	Synovus 800 Shades Creek Pkwy Birmingham AL 35209	072-10-0-193

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Aaron B. Clemins and Christen L. Clemins, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Shaw Henry and Kerrie Henry, husband and wife**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit: being Lot No. 32 on the Map of Eastmoor Place, a subdivision by B. R. Kennedy of parts of Lots No.s 3 and 4 and all of Lot No. 5 in the division of the Mrs. Lucinda Litton's Lands, of record in Book 547, pages 177 and 178, Register's Office for Davidson County.

Said Lot No. 32 fronts 56 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 243.3 feet to a dead line.

Being the same property conveyed to Aaron B. Clemins and Christen L. Clemins, husband and wife, by Warranty Deed from Richard Matthew Conley and wife, Joanna Jordan Conley, of record on November 12, 2009, at Instrument No. 20091112-0104146, Davidson County Register of Deeds.

This is improved property known as 1116 Delmas Avenue Nashville, Nashville, TN 37216.

3753

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 29 **day of** November**, 2018:**

Aaron Clemins **Christen Clemins**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron Clemins and Christen Clemins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **Aaron Clemins and Christen Clemins** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of November, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29 DAY OF November, 2018:

Notary Public

My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY