Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 232282 DEEDWARR
05/20/2019 02:21:25 PM 2 pgs
Fees: $13.00 Taxes: $4,791.50

20190520-0047469

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,295,000.00.

Affiant

Subscribed and sworn to me on May 17, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32451

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Bruce Griffin Henderson<br>Meghan Henderson<br>1701 Cedar lane<br>Nashville, TN 37212 | NEW OWNER | 117-4-381.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward H. Mahoney, Jr., and wife, Rita LaLumia, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Bruce Griffin Henderson and Meghan Henderson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 and the easterly 5 feet of Lot No. 66 on the Plan of Belmont Terrace, as of record in Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Cedar Lane at a point 5.0 feet West of the corner of Lots 65 and 66; thence southerly 160.00 feet to the northerly margin of an alley; thence with said alley, easterly 65.0 feet to the westerly margin of Oakland Avenue; thence with said Avenue, northerly 138.0 feet, more or less, to the beginning of a curve; thence around said curve in a northwesterly direction, 33.9 feet, more or less, to the southerly margin of Cedar Lane; thence with said Lane, westerly to the beginning.

Being the same property conveyed to Edward H. Mahoney, Jr. and wife, Rita LaLumia, by Warranty Deed dated June 30th 2010 and recorded July 6, 2010 of record as Instrument No. 20100706-0052420, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1701 Cedar Lane, Nashville, TN 37212.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

**WITNESS** my/our hand(s) this 17th day of May, 2019.

Edward H. Mahoney, Jr.

**Edward H. Mahoney, Jr.**

**Rita LaLumia**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On May 17, 2019, before me personally appeared Edward H. Mahoney, Jr. and Rita LaLumia to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 17, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021