WARRANTY DEED

J-MA-19-1000-H

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Novahomebuyers, LLC	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 232949 **DEEDWARR** 05/21/2019 03:10:52 PM 2 pgs Fees: $13.00 Taxes: $749.25	**086-08-0A-019.00**
659 Olive Branch Rd.		
(ADDRESS)	20190521-0048049	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA JACKSON HENSLEY, UNMARRIED AND DELLIS HENSLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOVAHOMEBUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Lot 425, PHASE II, CAMDEN WOODS, as shown on plat of record in Plat Book 6900, Page 735, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia Jackson, a single person, by Warranty Deed from Sandra L. Wharton, unmarried, of record in Instrument No. 20110803-0059737, in the Register's Office of Davidson County, Tennessee, dated July 29, 2011 and recorded on August 03, 2011.

Being the same property conveyed to Patricia Hensley and Dellis Hensley, by Quit Claim Deed from Patricia Jackson, a single person, of record in Instrument No. 20130620-0063561, in the Register's Office of Davidson County, Tennessee, dated June 20, 2013 and recorded on June 20, 2013.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, CAMDEN WOODS, as recorded in Plat Book 6900, Page(s) 735.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329 and Instrument Nos. 20080924-0096976, 20120904-0079787, 20120904-0079788 and 20140707-0059383.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20071207-0141577.
- Terms and provisions of By-Laws of Camden Woods Homeowners Association, Inc. recorded in Book 7620, Page 583 and Instrument No. 20140707-0059384.
- Charter on Camden Woods Homeowners Association, Inc. filed of record in Book 7661, Page 32.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Tulip Grove Rd, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MAY, 2019.

Patricia Jackson Hensley

Patricia Jackson Hensley

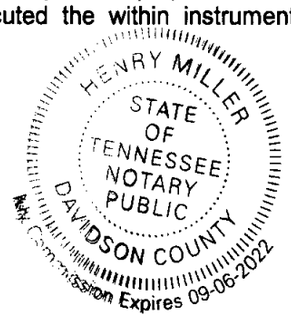
Dellis Hensley by Patricia Jackson Hensley Attorney-In-Fact

Dellis Hensley by Patricia Jackson Hensley, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA JACKSON HENSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2019.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA JACKSON HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf ofDELLIS HENSLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said DELLIS HENSLEY.

Witness my hand and official seal, this the 16th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212