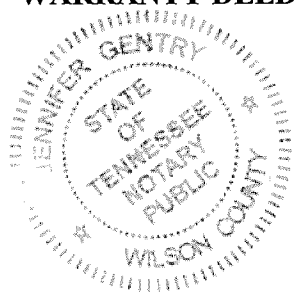
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jesus S. Morales Reyes	Jesus S. Morales Reyes	182 00 0 013.01
(NAME)	(NAME)	
13830 Old Hickory Blvd	809 Crab Apple Cv	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-3913	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Alfred G. Henson and Susan G. Henson, Husband and Wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesus S. Morales Reyes,** Married 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 a tract of land located in Metropolitan Davidson County, Tennessee and being shown as Parcel ID 18200001301, being bounded on the north by Fathladin Yahya (QC-20180706-0065545), on the east by Randall B. Smith & Corey W. Craig (QC-20150115-0004203) and Beshoy & Heather Saman (DB-20181226-0125352), on the south by Austin T. Jennings (DB-20160712-0071340), and on the west by Old Hickory Blvd (50 ft R.O.W.), and being more particularly described as follows:
BEGINNING at a point in center of Old Hickory Blvd being approximately 1010.6 ft. from the intersection of Whittemore Lane and Old Hickory Blvd, also being the southwest corner Yahya, thence leaving said center of road and with the south line of Yahya N 85°59'41" E passing through an capped rebar set at 30.07 ft. and continuing for a total distance of 549.12 ft. to a planted stone found at the base of an 18-inch cedar in fence, said stone being on the west line of Smith & Craig; thence with Smith & Craig and then with Saman S 09°06'24" W a distance of 175.23 ft. to a capped rebar set at a rotten stump in fence; thence S 24°52'37" W a distance of 9.75 ft. to a capped rebar set at a rotten wood fence post corner, said corner being the northeast corner of Jennings; thence with Jenning S 86°12'56" W passing through an iron road found at 383.16 ft. and continuing for a total distance of 416.10 ft. to a point in the center of Old Hickory Blvd; thence with said center of road for the following calls: thence N 32°10'29" W a distance of 100.00 ft. to a point; thence N 30°36'13" W a distance of 50.00 ft. to a point; thence N 27°00'44" W a distance of 48.59 ft. to the POINT OF BEGINNING containing 1.99 Acres ± or 86669 Square Feet ± according to a survey performed by Russell A. White, RLS #2932, P.O. Box 166, Unionville, TN 37180, dated August 05, 2019, and being the property described in DB-20071114-0133601 in the Register's Office of Davidson County, Tennessee.

File Number: MTJ-1906683SSO

Karen Johnson Davidson County
Batch# 274089 DEEDWARR
08/20/2019 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20190820-0083444

Being a portion of the same property conveyed to Alfred G. Henson and wife, Susan G. Henson by Warranty Deed from Redford Tramell and Elizabeth Tramell, his wife and Andrew Tramell, his son dated November 8, 2007 and recorded November 14, 2007 as Instrument Number 200711140133601, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 13830 Old Hickory Blvd, Antioch, TN 37013-3913

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.

Witness our hands this 16 day of AUGUST, 2019

Alfred G. Henson

Susan G. Henson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alfred G. Henson and Susan G. Henson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1906683SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)