Karen Johnson Davidson County
Batch# 294296 DEEDWARR
10/01/2019 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20191001-0100070

WARRANTY DEED

DELANA LOWHORN DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Denise Michelle Henderson and Michael Henderson 1301 Morton Mill Court Nashville, TN 37221	Same	142-13-0B-202.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda G. Fleming and husband, Mark V. Fleming,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Denise Michelle Henderson and Michael Henderson, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Being Lot 214, on the Plan of Final Plat, Riverside, Phase 5B, of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark V. Fleming, married by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 07/21/2003 and recorded 07/24/2003, of record in Instrument No. 200307240103917, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark V. Fleming and Linda G. Fleming, husband & wife, as joint tenants by Quit Claim Deed from Mark V. Fleming, a married man, Joined by his Spouse Linda G. Fleming, dated 07/24/2014 and recorded 08/19/2014, of record in Instrument No. 201408190075369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1301 Morton Mill Court, Nashville, TN 37221

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 my/our hand(s) this the 27th day of September, 2019.

Linda G. Fleming

Mark V. Fleming

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

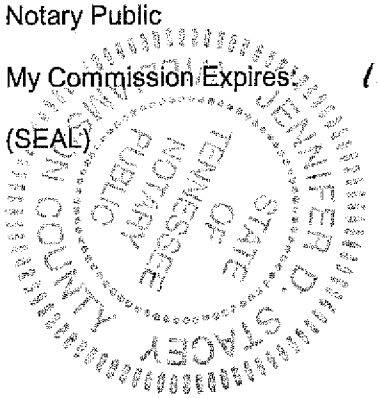
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Linda G. Fleming and Mark V. Fleming with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

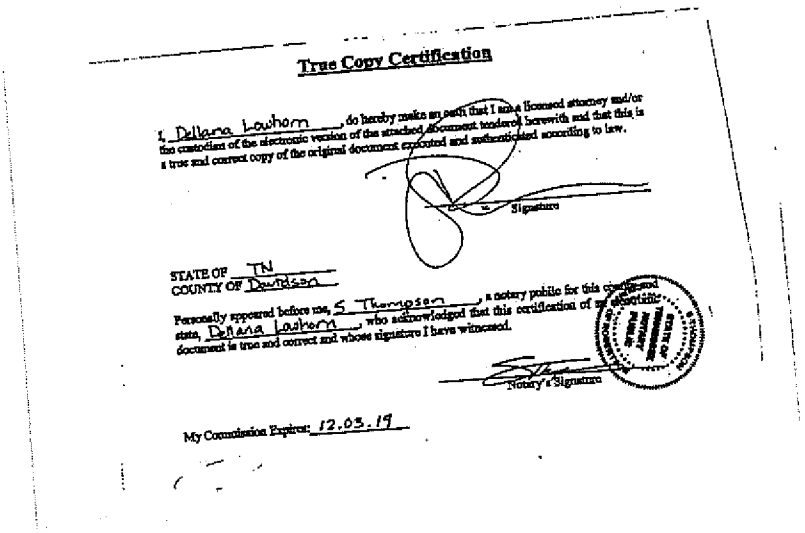
Witness my hand and official seal, this the 27th of September, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)





True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19