WARRANTY DEED

Karen Johnson Davidson County
Batch# 300996 **DEEDWARR**
10/15/2019 02:19:37 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20191015-0105632

JM-SA-18-7892

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Rocky Hendrickson and Cindy Henderickson	**NEW OWNER**	
(NAME) 8514 Bethlehem Road	(NAME)	113-00-0-060.00
(ADDRESS) Springfield, TN 37172	(ADDRESS)	
(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, **STEVE ARCHEY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROCKY HENDRICKSON AND CINDY HENDERICKSON, HUSBAND AND WIFE**, 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:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by S.H. Hutchison, Surveyor, dated April 21, 1959, as follows:

Situated on the northerly side of Buffalo Road and being a portion of the Arthur Lee Williams tracts numbers one and two as described in Deed to said Arthur Lee Williams, of record in Book 1726, page 561, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the center of Buffalo Road at the southeast corner of Wilbur Lockridge's tract, stake in line on north margin of road; thence with Wilbur Lockridge easterly line north 30 deg, west 24.40 poles to a stake with two hickory pointers; thence leaving his line going north 67 deg. east 21 poles to a stake with a red oak, tan oak, and hickory pcinters; thence south 10 deg. west 24 poles to the center of the Buffalo Road, stake in line on north margin or road; thence with said road as follows: south 58 deg. west 9.25 poles to a point; south 75 deg. west 4 poles to point of beginning, containing 2.52 acres, more or less.

Being the same property conveyed to Steve Archey by Warranty deed from Andy Ray Work, unmarried of record in Instrument No. 20120918-0084800 Register's Office for Davidson County, Tennessee, dated September 18, 2012 and recorded on September 18, 2012.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 7892 Buffalo Road, Nashville, Tennessee 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 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 11th DAY OF OCTOBER, 2019.

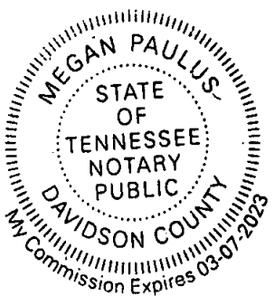
Steven Archey
Steve Archey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE ARCHEY, 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 11th of October, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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