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

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, TN 37027
from information furnished by the parties

Karen Johnson Davidson County
Batch# 310062 DEEDWARR
11/04/2019 09:45:03 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20191104-0113220

ADDRESS NEW OWNER:
Bert C. Hensley, Trustee
110 Lynnwood Blvd
Nashville, TN 37205

SEND TAX BILL TO:
New Owner

MORTGAGEE:
None

Map/Parcel
#129-12-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carol M. Bess, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bert C. Hensley, Trustee of the Bert C. Hensley Family Trust, estbd u/d/t February 2, 2009,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 209 on the Plan of Warner Park Valley, Section I, as shown by plat and survey of record in Book 3600, pages 12, 13, and 14, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Larry Bess et ux Carol M. Bess, by Quitclaim Deed from William Larry Bess as Attorney-in-Fact for Agnes F. Bess of record in Instrument #20040524-0060680, Register's Office for Davidson County, Tennessee. The said William Larry Bess died on May 28, 2014, leaving the said Carol M. Bess as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **6315 Percy Dr., Nashville, Tennessee 37205.**

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the **30th** day of **October, 2019**.

Carol M. Bess

Carol M. Bess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carol M. Bess,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2019.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $349,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of October, 2019.

VAnderson

NOTARY PUBLIC

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8 2021

My Commission Expires: _____

File No. BESS