Send Tax Statements To:
New Owner

Name and Address of New Owner:
Steve Henry
1410 Overton Street
Old Hickory, TN 37138

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 053-03-0-262.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAMES STEPHEN WEBB, UN-MARRIED TERESA WEBB,** has this day bargained and sold and does hereby transfer and convey unto, **STEVE HENRY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-with:

Being Lot No. 171 of Section "B" on the Plan of E.I Dupont de Nemours and Company's subdivision, as of record in Book 1424, Page 67, Register's Office for Davidson County, description as follows:

Beginning on the Westerly margin of Overton Street at the corner of Lots Nos. 170 and 171; thence with the line between said lots Westwardly 87.3 feet to the Easterly line of Lot No. 176; thence with the line between Lots Nos. 171 and 176, Southwardly 74 feet to the Northerly margin of Fifteenth Street; thence with the Northerly margin of said street Eastwardly 77.2 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the Westerly margin of Overton Street; thence with the Westerly margin of said street, Northwardly 64 feet to the beginning

Being the same property conveyed to James Stephen Webb, un-married by Warranty deed from Richard A. Smith, and wife Jessie L. Smith, dated May 17, 2006, of record in Instrument No. 20060522-0059602 Register's Office for Davidson County, Tennessee.

Teresa Webb joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.

This conveyance is made subject to Easement(s) of record in Book 576, Page 664, Book 626, Page 556; Book 662, Page 743; Book 735, Page 419; Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 6179, Page 562 and Book 6179, Book 566; Permanent easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Mortgage of record in Book 6179, Page 566; and to any and all matters shown on said plat and survey of record in Plat Book 1424, Page 67; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **STEVE HENRY,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 352955 DEEDWARR
02/04/2020 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200204-0012802

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of January, 2020.

James Stephen Webb

Teresa Webb

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, James Stephen Webb and Teresa Webb, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Old Hickory, Tennessee, this the 31st day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

TERESA LOWERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

AFFIDAVIT OF VALUE

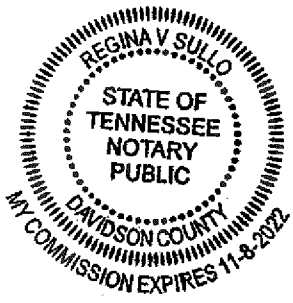
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of January, 2020.

Notary Public
My commission expires: 11-8-22



File # 2019-874