Karen Johnson Davidson County
Batch# 371225 DEEDWARR
03/11/2020 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20200311-0027523

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $675,000.00. Affiant Subscribed and sworn to before me This 11 day of March 2020. Notary Public My Commission Expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC

Address New Owners as:	Tax Bill To:	Map / Parcel
Cara Highfield, Alan Thompson, and John Thompson **4224 Jamesborough Place, Nashville TN 37215**	New Owners 4224 JAMESBOROUGH PLACE NASHVILLE TN 37215	131110e00100co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 20-02-16091

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David R. Henley and wife, Tina M. Henley, as tenants by the entireties**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Cara Elizabeth Highfield, unmarried woman; John M Thompson, married man and Alan Marshall Thompson, unmarried man,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A Jamesborough Place Condominium, recorded in Instrument Number 20070814-0097257, Register of Deeds Office for Davidson County, Tennessee, and Amended and Restates Declaration of Covenants, Condition and Restriction for Jamesborough Place Condominiums now known as Jamesborough Place Homes, a Horizontal Property Regime with Private Elements, recorded in Instrument Number 20181214-0121688, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to David R. Henley and wife, Tina M. Henley as tenants by the entireties by Warranty Deed from Ronald G. Turner and wife, Anne S. Turner, of record in Book 11384, Page 567, Register's Office for Davidson County, Tennessee.

This is improved property known as 4224 Jamesborough Place, Nashville TN 37215.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel 131110e00100co.
2. Covenants as of record in Book 11384, page 567, Instrument No. 20070814-0097257 and Instrument No. 20181214-0121688, said Register's office for Davidson County, Tennessee.
3. Easement as of record in Book 5572, Page 810 and re-recorded in Book 5591, page 711, said Register's Office.
4. Subject to all matters on plat of record in Book 6250, page 899 and Instrument No. 20070814-0097257 and amended in Instrument No. 20181214-0121688, said Register's Office.
5. Declaration as of record in Book 6100, Page 290, said register's office.
6. Charter of Jamesborough Place Condominium HOA of record in Instrument No. 20070814-0097266, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 6th day of March, 2020.

David R. Henley

David R. Henley

Tina M. Henley

Tina M. Henley

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **David R. Henley and wife, Tina M. Henley** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 6th day of March 2020.

My Commission Expires: 6/11/2023

Notary Public

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner