Karen Johnson Davidson County
Batch# 372380 DEEDWARR
03/13/2020 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,619.68
20200313-0028401

35348

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35348-02-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $437,750.00. Affiant Subscribed and sworn to before me this 12th day of March, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Bert C. Hensley, Trustee 110 Lynnwood Blvd Nashville, TN 37205	Send Tax Bills To: Bert C. Hensley 110 Lynnwood Blvd Nashville, TN 37205	Tax Information: Map and Parcel No.: 129 15 0 012 00

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, P. W. Williams, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Bert C. Hensley, Trustee of the The Declaration of Trust and Trust Agreement of The Bert C. Hensley Family Trust u/a/d February 5, 2009 as amended by instrument dated March 23, 2011. ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Neuhoff Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2020.

P. W. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, P. W. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Warner Park Valley, Section 1, as of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to P.W. Williams, unmarried by deed dated July 31, 1997 from Dorothy Holman Orange aka Dorothy H. Lane, unmarried of record in Book 10556, page 233, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 129 15 0 012 00.
2. Restrictive Covenants contained in an instrument of record in Book 3466, page 89, Book 3577, page 511, Book 3702, page 465, Book 3534, page 128 and Book 3770, page 81, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3600, pages, 12, 13 and 14, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

