Karen Johnson Davidson County
Batch# 509851 DEEDWARR
11/06/2020 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201106-0130601

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014590

WARRANTY DEED

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2020.

NOTARY PUBLIC

My commission expires: 1/3/2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea N Hendersen and Matthew D Hendersen 5007 Bonnawell Dr Hermitage, TN 37076	~~Same address as new owner~~ Mortgage Investors Group 8326 E Walker Springs Knoxville TN 37923	074-16-0-092.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN B. PAINTON AND WIFE, KERRI E. PAINTON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHELSEA N HENDERSEN AND MATTHEW D HENDERSEN, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 393 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for said County. Said Lot fronts 85 feet on the southerly side of Bonnawell Drive and extends back 153.8 feet on the westerly line, and 146 feet on the easterly line to a dead line measuring 85.4 feet thereon.

Being the same property conveyed to Stephen B. Painton and Kerri E. Painton, husband and wife, from Terry Law Bird, married, James Keith Law, married, Dwayne Thomas Law, unmarried, and Patsy P. Sanderson, widowed, by Warranty Deed dated October 14, 2013 and recorded October 23, 2013 in Instrument #20131023-0110560, said Register's Office.

The address of the herein described property is believed to be 5007 Bonnawell Dr, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of October, 2020.

Stephen B Painton
STEPHEN B. PAINTON

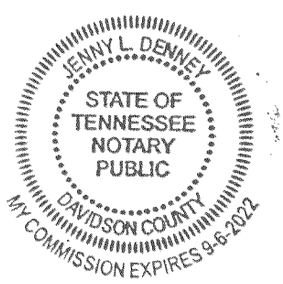
Kerri E. Painton
KERRI E. PAINTON

STATE OF TN
COUNTY OF White

Personally appeared before me, a Notary Public, Stephen B. Painton and Kerri E. Painton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of October, 2020.

Jenny L Denney
Notary Public
My commission expires: 9/6/22



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

