Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19662D

Davidson County DEEDWARR
Recvd: 01/27/05 15:15 2 pgs
Fees:13.00 Taxes:493.18
20050127-0010275

**MAP/GROUP/PARCEL:**
176-05-0B/140.00

**NEW OWNER'S NAME AND ADDRESS:**
JASON MARKWELL
301 ROCKY TOP COURT
ANTIOCH, TENNESSEE 37013

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MELISSA J. DAVIS, UNMARRIED, hereinafter called Grantor, does hereby transfer and convey unto JASON MARKWELL, UNMARRIED, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238 ON THE PLAN OF HICKORY WOODS, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGES 885, 886, AND 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property commonly known as 301 ROCKY TOP COURT, ANTIOCH, TENNESSEE.

BEING the same property conveyed to Grantor herein by deed of record in Book 10818, Page 326, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MELISSA J. DAVIS

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, MELISSA J. DAVIS, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 22ND day of DECEMBER, 2004.

NOTARY PUBLIC

CHRIS FORSYTHE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES:
SEPT 22, 2007

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value whichever is greater for this transfer is $133,291.00.

AFFIANT

Sworn to and subscribed before me, this the 22ND day of DECEMBER, 2004.

NOTARY PUBLIC

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008