WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Capital Title and Escrow,LLC
2525 West End Ave. Ste 930
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 09/22/05 11:09 2 pgs
Fees:13.00 Taxes:920.93

20050922-0113719

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Donaldson, Jr.	Countrywide Home Loans	MAP 155-03
(NAME) 6944 Harpeth Glen Trace	(NAME) P.O. Box 961206 FTWX-22	Group D
(ADDRESS) Nashville, TN 37221	(ADDRESS) Fort Worth, TX	Parcel 31.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin M. Davis and Y. Michelle Davis, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick J. Donaldson, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled First Revision, Section 2, Allens Green, of record in Plat Book 9700, page(s) 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin M. Davis and wife Y. Michelle Davis, by deed from Sammanda Ramamoorthy, by and through William D. Haggard, IV, attorney in fact, and wife Lankupalle D. Jayanthi, by and through William D. Haggard, IV of record as Instrument No. 20010302-0019913, dated February 27, 2001, said Register's Office

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6944 Harpeth Glen Trace, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of September, 2005.

Kevin M. Davis

Y. Michelle Davis By Kevin M. Davis POA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of September, 2005, before me personally appeared Kevin M. Davis, a married man, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Y. Michelle Davis, a married woman, and who acknowledged that he/she executed the same as the free act and deed of Y. Michelle Davis.

Witness my hand and official seal at Nashville, TN this 20th day of September, 2005.

Commission expires: 6-26-07

Notary Public

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kevin M. **Davis a married man,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2005.

Commission expires: 6-26-07

Notary Public

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN