WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Jennifer Lavely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005.

Allison
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)
My Commission Expires: 09/08/07

Davidson County DEEDWARR
Recvd: 11/09/05 13:04 2 pg:
Fees:13.00 Taxes:403.30
20051109-0135892

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Lavely	Alta Financial Corporation	108-8-39
(NAME) 3204 Cedar Ridge	(NAME) 2727 Paces Ferry Road, One Paces West Ste 1800	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Atlanta, FA 30339	
(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, Adam Scott Davidson and wife, Sheron C. Davidson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Lavely unmarried., 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:

Being Lot No. 197A of Zone Lot Division of Lot 196 & 197, Section 2, Larchwood Subdivision of record in Plat Book 5800, Page 258, amending Plat Book 5200, Pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adam Scott Davidson and wife, Sheron C. Davidson, by deed of record in Instrument No. 20020605-0068471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Adam Scott Davidson and Sheron C. Davidson by Robert F. Cope, Jr. as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051109-0135891, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 3204 Cedar Ridge, Nashville, TN 37214
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

NOV. 3. 2005 4:11PM ADVANTAGE TITLE 615-777-2015 NO. 1557 P. 2

Witness our hands this 3rd day of November, 2005.

Adam Scott Davidson by Robert F. Cope, Jr. his attorney in fact

Sheron C. Davidson by Robert F. Cope, Jr. her attorney in fact

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 3rd day of November, 2005, before me personally appeared Robert F. Cope, Jr., the person who executed the foregoing instrument on behalf of Adam Scott Davidson and Sheron C. Davidson and who acknowledged that he executed the same as the free act and deed of the said Adam Scott Davidson and Sheron C. Davidson, through Power of Attorney granted he by the said Adam Scott Davidson and Sheron C. Davidson.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2005.

Commission expires:

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Return To:

Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN 37075
[illegible]-8727
[illegible]4-8716