WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Angela Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2005.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/05/05 10:54 2 pgs
Fees:13.00 Taxes:486.55
20051205-0145692

b-4815

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Greer	JPMorgan Chase Bank, N.A.	172-08-O-A-019.00 CO
(NAME)	(NAME)	
1604 Hunters Branch Road	P.O. Box 79046	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Phoenix, Arizona 85062-9046	
(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, Luanne C. Davis, unmarried and Linda T. Davis, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Greer, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Two-A Hunters Branch, Planned Unit Development of record in Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louie L. Davis by Deed from Richard R. DeSimone and wife, Donna E. DeSimone of record in Book 8067, Page 107, Register's Office for Davidson County, Tennessee. Louie L. Davis having since died testate on January 30, 2005 leaving a Last Will and Testament dated January 24, 1996 which was probated and recorded in Book 74, Page 510, Chancery Court Clerk's Office for Williamson County, Tennessee. Decedents Last Will and Testament left his entire residuary estate to his spouse, Lorene F. Davis and his daughters, Luanne C. Davis and Linda T. Davis as Co-Trustees of the Davis Family Trust. Lorene Davis having died on February 26, 1998. Said property being further conveyed to Luanne C. Davis and Linda T. Davis by Executor's Quitclaim Deed, filed October 12, 2005 of record in Instrument No. 20051012-0122802, and corrected in Instrument No. 20051031-0130766 from Luanne Davis as executor of the Estate of Louis L. Davis and as a co-trustee of the Davis Family Trust, and Linda T. Davis as a co-trustee of the Davis Family Trust, dated October 26, 2005, of record in Instrument No. 20051031-0130766, Register's Office for Davidson County, Tennessee.

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 1604 Hunters Branch Road, Antioch, TN 37013

(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 28th day of November, 2005.

Luanne C. Davis

Linda T. Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luanne C. Davis and Linda T. Davis the bargainors, 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 official seal at Brentwood, Tennessee this 28th day of November, 2005.

Commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027