Davidson County DEEDWARR
Recvd: 03/14/06 12:21 2 pgs
Fees:13.00 Taxes:369.63

20060314-0029234

**Prepared By**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $99,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF February, 2006.

Notary Public

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration: 3-31-09

**ADDRESS OF NEW OWNER:**
Melissa Davis
200 Aurora Avenue
Madison, TN 37115

**SEND TAX BILLS TO:**
~~SAME AS OWNER~~
Regions Mtg
601 S Court
Montgomery, Al. 36104

**MAP-PARCEL:**
034-13-0/215.00

## WARRANTY DEED

FOR AND IN 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, **Stacy Wimsatt and husband, Eric Wimsatt** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa N. Davis, 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. 9 on the Plan of Edgemeade Farm Subdivision, of record in Book 3600. page 69, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description of said lot.**

**Being the same property conveyed to Stacy Wimsatt and husband, Eric Wimsatt on 08/19/2003 by deed from Stacy M. Gafford, n/k/a Stacy Wimsatt, filed for record on 09/11/2003 in Instrument No. 20030911-0133581 and re-recorded in Instrument No. 20030911-0133582, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 200 Aurora Avenue, Madison, Davidson County, Tennessee 37115

**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 unemcumbered, 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 my hand this 23 day of February, 2006.

Stacy Wimsatt

Eric Wimsatt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Wimsatt and husband Eric Wimsatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of February, 2006.

Notary Public

Commission Expiration: 3-31-09

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY