WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 06/02/06 10:29 2 pgs
Fees:13.00 Taxes:604.58
20060602-0064927

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimble Davis	First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans	151-10-A-78
(NAME)	(NAME)	
7417 E. Winchester Drive	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061159

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, **I, Toya Powell, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimble Davis and husband, Occlyde Davis**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 7417 (House Number) E. Winchester Drive, (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this.

Toya Powell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Toya Powell, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Toya Powell, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2006.

Commission expires: 2/3/10

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

File No.: 20061159

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Phase I, Villages of Long Hunter, P.U.D. Final Subdivision, as shown by plat of record in Plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to Toya Powell by Warranty Deed from Ole South Properties, Inc., dated April 29, 2003 and filed of record in Book 20030513-0064181, Register's Office for Davidson County, Tennessee.

Property commonly known as 7417 E. Winchester Drive, Antioch, TN 37013.