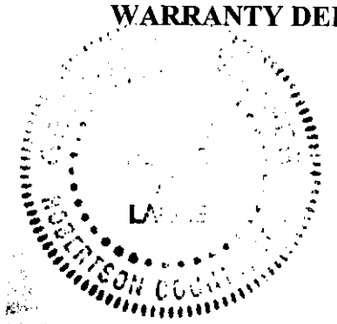
File No. 260602059

WARRANTY DEED



My Commission Expires JULY 24,2007

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/07/06 15:52 2 pgs
Fees:13.00 Taxes:414.40

20060807-0096893

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lewis	Guaranty Trust Co.	65-5 107
(NAME) 208 Center Street	(NAME) 316 Robert Rose Dr.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Eric Don Davis, and Wife, Heather Cook Davis, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lewis and Shannon Gift, both unmarried HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 31 & 32, Block "J:" on the Map of Hadley's Bend City, as of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric Don Davis and wife, Heather Cook Davis by deed from Robert W. Slate, II of record in Instrument No. 20040324-0033150, Register's Office for said County and re-recorded in Instrument No. 20040401-0036620.

Subject to all matters as set forth per Plat Book 421, Page 120, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 208 Center Street, Old Hickory, TN 37138
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 2nd day of August, 2006.

Heather Cook Davis

Heather Cook Davis

Eric Don Davis

Eric Don Davis

By: Heather Cook Davis, His Att in Fact

Heather Cook Davis, His Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Heather Cook Davis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of August, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Heather Cook Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Eric Don Davis (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 8/2/2006.

My Commission Expires:. 11-28-09

, Notary Public.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 260602059

~~**RETURN TO:**~~

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217