WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

DELAINA D. POOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Davenport		Map 65-13
(NAME)	(NAME)	
4115 N. Mt. Juliet Rd	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 81
Mt. Juliet, TN 37122		
(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, Estate of Howard E. Davis, Jr. by Mark E. Graves, Executor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Davenport, 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. 486 on the Plan of Sherwood Forest, Section Five, as shown of record in Plat Book 4660, Page 190, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Howard Davis, Jr. by deed from Alphonso Jackson, Secretary for Secretary of Housing & Urban Development filed of record in Instrument No. 20060609-0068698, Register's Office of Davidson County, Tennessee. Howard Eugene Davis, Jr. having since died testate on December 11, 2006. Last Will and Testament of Howard E. Davis, Jr. and Letter of Testamentary appointing Mark E. Graves as Executor filed with the Probate Court Clerk of Davidson County, Tennessee. Howard Davis, Jr., Howard E. Davis, Jr. and Howard Eugene Davis, Jr. all being one and the same person.

Subject to all matters as shown on plat of record in Plat Book 4660, Page 190, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4990, Page 72, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4827 Shshone Drive, 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 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 my hand this 5th day of April, 2007.

Estate of Howard E. Davis, Jr.

By: Mark E. Graves Executor

Mark E. Graves, Executor

Davidson County DEEDWARR
Recvd: 04/10/07 16:21 2 pgs
Fees:13.00 Taxes:421.80

20070410-0042923

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Mark E. Graves, Executor of the Estate of Howard E. Davis, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of April, 2007.

Commission expires: May 3, 2010

Delaina D. ~~Davis~~Scoby Notary Public

