This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043
GROUP: 04-0
PARCEL: 023.00

New Owners Address
Send Tax Bills to Same Address:
Michael and Kimberly Davis
101 Hiller Drive
Old Hickory, TN 37138

Davidson County DEEDWARR
Recvd: 01/24/08 10:08 3 pgs
Fees:17.00 Taxes:0.00
**20080124-0007478**

# WARRANTY DEED

## (FOR THE PURPOSE OF CREATING TENANTS BY THE ENTIRETY)

**THIS INDENTURE,** made this 24th day of January, 2008 between

**Michael P. Davis**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Michael P. Davis and wife, Kimberly Diann Davis**
**as tenants by the entireties**

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**Land in Davidson County, Tennessee being Lot No. 26 on the Plan of the Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said lot No. 26 fronts 69 feet on the southeasterly side of Hiller Drive and runs back 168.25 feet on the northeasterly line and 166.33 feet on the southwesterly line, to a dead line in the rear on which it measures 70.69 feet.**

**This being the same property conveyed to Michael P. Davis by Warranty Deed dated 4/17/2006 from Tommie W. Bush of record in Instrument Number 20060419-0044898 Register's Office Davidson County, Tennessee.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**Michael P. Davis**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 24th day of January, 2008.

Notary

My Commission Expires: 3-21-09

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

Affiant

Sworn to and subscribed before me, this 24th day of January, 2008.

Notary Public

My Commission Expires: 3-21-09

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. § 67-4-409.**

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009