WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/08 11:43 2 pgs
Fees:13.00 Taxes:506.90
20080527-0053577

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11·22·08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Davis and Heather Davis	P. O. Box 199113	
(NAME) 210 Friendship Drive	Dallas, TX 75219 (NAME)	33-12-92
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) CTX Mortgage Company, LLC	
(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, **JOSHUA BLACK AND RACHAEL BLACK (formerly known as Rachael R. J. Miller)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BILL R. DAVIS AND WIFE, HEATHER D. 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Gateway, Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot No. 48 fronts 88.0 feet on the southerly margin of Friendship Drive and extends back 186.8 feet on the westerly line and 182.7 feet on the easterly line to a dead line in the rear, measuring 44.0 feet thereon.

Being the same property conveyed to Rachael R. J. Miller, an unmarried woman, by deed dated January 13, 2006 from Jean Hamilton, unmarried, of record in Instrument No. 20060117-0006359, Register's Office for Davidson County, Tennessee.

Joshua Black joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he/she may have in and to the said property by virtue of marriage to Rachel Black.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 210 Friendship Drive, Goodlettsville, TN 37072

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 our hands this 22nd day of May, 2008.

Joshua Black

Rachael Black

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Black and wife, Rachael Black, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 22nd day of May, 2008.

My Commission expires:

Notary Public

