Return to: John T. Cook, P.C. BOX #14A

21852-8

BILL GARRETT, Davidson County
Trans:T20090029041 DEEDWARR
Recvd: 05/04/09 08:46 2 pgs
Fees:13.00 Taxes:495.80
20090504-0040099

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2009.

Notary Public

My commission expires: 10/17/09

JENNA WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E. Main Street
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey L. Davidson and Kelly B. Davidson	Access National Mortgage	9-8-154.00
717 Croley Drive	1800 Robert Fulton Dr., Ste. 350	
Nashville, TN 37209	Reston, VA 20191	

FOR AND IN 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 ACKNOWLEDGE, WE,

Bobby L. Ezell and wife, Rosa Ann Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey L. Davidson and Kelly B. Davidson, husband and wife

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 THE NORTH 50 FEET OF LOT NO. 25 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 28 AND A PART OF LOT NO. 30 IN THE PLAN OF THE SUBDIVISION OF THE B. F. COCKRILL FARM, AS RECORDED IN BOOK 161, PAGE 134 AND 135 IN THE REGISTER'S OFFICE FOR SAID COUNTY. THE PLAN OF SAID SUBDIVISION BEING OF RECORD IN BOOK 332, PAGE 2 IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BOBBY L. EZELL AND WIFE, ROSA ANN EZELL BY WARRANTY DEED FROM WILLARD E. COLGAN AND ROBERT WILLIAMS, RECORDED ON THE 1ST DAY OF OCTOBER, 1991 IN BOOK 8453, PAGE 704, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 717 Croley Drive, Nashville, TN 37209.

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 in 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/our hand(s) this 29th day of April, 2009.

Bobby L. Ezell

Rosa Ann Ezell

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Bobby L. Ezell and Rosa Ann Ezell , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2009.

Notary Public

My Commission Expires:9-19-2011

