WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009~~ MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Davis	SUNTRUST MORTGAGE, INC	52-13B-348
(NAME)	(NAME)	
2622 River Meade Way	401 COMMERCE ST. SUITE 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37219	
(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, Teresa R. King, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Davis and wife, Carla 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:

Being Lot 29 on The Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa R. King, unmarried, by Warranty Deed dated September 27, 2004 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20040930-0118067 and re-recorded in Instrument No. 20041029-0130089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2622 River Meade Way, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 08/03/09 12:01 2 pgs
Fees:13.00 Taxes:495.80
20090803-0072388

Witness my hand this 24th day of July, 2009.

Teresa R. King

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 Teresa R. King, 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 this 24th day of July, 2009.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/14/2009
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE