WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

DAVID R.A. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deonna L. Davis	Primelending, A PlainsCapital Co. ~~Deonna L. Davis~~	150-10-220
(NAME)	(NAME)	
3308 Forest Breeze Drive	18111 Preston Rd., Ste 900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas TX 75252	
(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, Sherri J. Richardson N/K/A Sherri Holloway, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deonna L. Davis unmarried, 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. 63 on the Plan of Jamestown Estates, Section 2, of record in Plat Book 6900, page 865, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sherri J Richardson, by deed of record in Instrument No. 20030113-0004982, Register's Office for Davidson County, Tennessee. The said Sherri J Richardson know being Sherri Holloway having since been granted a divorce on September 22, 2004 in Docket NO. 04D2711.

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

unimproved ☒

This is improved ☐ property, known as 3308 Forest Breeze Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20090083328 DEEDWARR
Recvd: 12/10/09 09:21 2 pgs
Fees:13.00 Taxes:473.60
20091210-0112775

Witness my hand this 20th day of November, 2009.

Sherri Holloway By Bobby Jacobs
Attorney in Fact

Sherri Holloway

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of November, 2009, before me personally appeared Bobby Jacobs, the person who executed the foregoing instrument on behalf of Sherri Holloway and who acknowledged that he executed the same as the free act and deed of the said Sherri Holloway, through Power of Attorney granted him by the said Sherri Holloway

Witness my hand and official seal at Nashville, Tennessee this 20TH DAY OF NOVEMBER, 2009.

Commission expires:

LaTrece McAdoo

Notary Public

