File No. 100185

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034049 DEEDWARR
Recvd: 06/04/10 11:15 2 pgs
Fees:13.00 Taxes:480.63
20100604-0043453

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

JOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy E. Gifford	U.S. Bank Home Mortgage, Att: Tax Dept.	059-04-0A-057.00-CO
(NAME)	(NAME)	
2804 Creekbend Dr	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Donna Marie Davis a/k/a Donna Smith-Davis, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy E. Gifford and wife, Dottie L. Gifford, 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 60 on the plan of Brookview Subdivision, Phase 3, of record in Instrument No. 20050928-0116190, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to John Davis and wife, Donna Smith-Davis by deed from Centex Homes, a Nevada general partnership, dated March 27, 2006 and recorded April 12, 2006 as Instrument No. 20060412-0042015, Register's Office for Davidson County, Tennessee. John Davis a/k/a John Leslie Davis Sr. conveyed his interest to Donna Marie Davis a/k/a Donna Smith-Davis by quitclaim deed dated January 16, 2010 and recorded February 8, 2010 as Instrument No. 20100208-0010125, said Register's Office.

This conveyance is subject to 2010 real estate taxes and subsequent years; all covenants, conditions, bylaws, restrictions, declarations and easements of record; and all other matters of public record.

unimproved ☐
This is improved ☒ property, known as 2804 Creekbend Dr., Nashville, TN ~~37201~~ 37207

(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.

File No. 100185

Witness my hand this 2nd day of June, 2010.

Donna Marie Davis a/k/a Donna Smith-Davis

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 2nd day of June, 2010.

Commission expires: April 23, 2013

Dolly T Peay Notary Public

