File No. 210100334

WARRANTY DEED

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100080897 DEEDWARR
Recvd: 12/23/10 11:59 2 pgs
Fees:13.00 Taxes:351.50
20101223-0102171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Grove	Regions Bank d/b/a Regions Mortgage	15009019300
(NAME) 3145 Kinwood Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Luanne C. Davis and Linda T. Davis, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Lisa Grove, hereinafter called the grantee(s), HER 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. 121, on the plan of Forest View Park, Phase II, Section V of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to LUANNE C. DAVIS AND LINDA T. DAVIS by Deed from LUANNE DAVIS, AS EXECUTOR OF THE ESTATE OF LOUIE L. DAVIS AND AS CO-TRUSTEE OF THE DAVIS FAMILY TRUST AND LINDA T. DAVIS, CO-TRUSTEE OF THE DAVIS FAMILY TRUST, dated 09/27/2005 and filed for record on 10/12/2005 in Instrument No. 20051012-0122802 and by Deed of Correction of record in Instrument No. 20051031-0130766, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

All matters as set forth per Plat Book 6250, Page 458, said Register's Office.

Restrictions of record in Book 6569, Page 294, said Register's Office.

All matters including but not limited to an easement of record in Book 437, Page 21, said Register's Office.

Right of Way Agreement of record in Book 2244, Page 13, and Book 4607, Page 484, said Register's Office.

Deed of Conveyance of record in Book 6897, Page 108, and Book 6897, Page 154, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 15009019300

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3145 Kinwood 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 17th day of December, 2010.

Luanne C. Davis

Linda T. Davis

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 Luanne C. Davis and Linda T. Davis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of December, 2010.

Commission expires: February 28, 2012

LISA G. HODGES Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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RETURN TO:

Stewart Title Company - Hendersonville

100 Bluegrass Commons Blvd., Suite 2180

Hendersonville, TN 37075