BILL GARRETT, Davidson County
Trans:T20110010112 DEEDWARR
Recvd: 02/17/11 13:24 2 pgs
Fees:13.00 Taxes:277.50
20110217-0013620

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0069

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$75,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of February, 2011

Amy Crowe
Notary Public
Commission Expires: 8-4-14

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Charles Brown
101 Shepherd Hills Dr.
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
034-02-0-059.00

WARRANTY DEED

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, I/WE,

Bobby D. Davis and wife, Anita Davis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles W. Brown, 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 31, on the Map of Shepherd Hills, Section 1, as of record in Book 2331, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No.31 fronts 167.5 feet on the northeasterly side of Shepherd Hills Drive and runs back 388.5 feet on the southeasterly line and 443.12 feet on the northwesterly line to a dead line in the rear on which it measures 57.85 feet thereon.

This is improved property known as 101 Shepherd Hills Drive, Madison, Tennessee 37115.

Being the same property conveyed to Bobby D. Davis and wife, Anita Davis, by Warranty Deed, from Charles E. Rhoten, of record in Instruent # 20030428-0056332, Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded April 28, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 101 Shepherd Hills Dr. Madison TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9 day of Feb, 2011

Bobby D. Davis

Bobby D. Davis

Anita Davis

Anita Davis

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby D. Davis + Anita Davis, 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 and official seal at Brentwood, Tennessee this 9th day of February, 2011.

Notary Public

Commission Expires: 2-20-12

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.