BILL GARRETT, Davidson County
Trans:T20110056811 DEEDWARR
Recvd: 09/13/11 13:27 2 pgs
Fees:13.00 Taxes:508.75
20110913-0071064

Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,500.00.

Affiant

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of September, 2011.

Notary Public

Commission Expiration:

4-28-2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joe K. Davis 516 Vantrease Road Madison, TN 37115	SAME AS NEW OWNER.	051030121

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, WE, Norman W. Davis Jr. and Johnnie M. Davis Husband and Wife, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe K. 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:

Property known as 516 Vantrease Road Madison, TN 37115, County of Davidson:

Parcel of land in Davidson County Tennessee, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 10 and all of Lots Nos. 11,12, 13 and 14 of Block"D" on the Map of Marthano Subdivision, not of record, described according to a survey made by H. Gee, August 13 1956, as follows:

Beginning on the southerly margin of Marthona Road South, formerly Ezell Road, at the northwest corner of the property conveyed to James R. Ladd and wife, by deed from Earl G. Pate, Jr. and wife of record in Book 2277, page 94, Register's office for said County, being the corner of lots Nos. 14 and 15; thence with the line between said two lots and Ladd's westerly line, south 4 degrees 20' west 350.4 feet; thence north 87 degrees 17' west 110 feet; thence north 4 degrees 13' east 239 feet thence north 9 degrees 23' east 112.7 feet to the southerly margin of Marthona Road South; thence with said Road south 86 degrees 02' east 100 feet to the beginning.

Being the same property conveyed to Norman W. Davis Jr and wife, Johnnie M. Davis by deed from Joe K. Davis Unmarried filed of record in Instrument Number 20110722-0056250, said Register's Office.

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.

This is improved property known as 516 Vantrease Road, 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 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.

Witness my hand this 7th day of September, 2011.

Norman W. Davis Jr.

Johnnie M. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2011, before me personally appeared Norman W. Davis Jr. and Johnnie M. Davis, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of September, 2011.

Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration:
4-28-2014