Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary E. Davis 1107 Woodbury Falls Court Nashville, TN 37221	New Owner	128-12-0C-057.00 CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Jennifer Cowell
Affiant

DAVE ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 26th day of October, 2012.

Notary Public

My Commission Expires: 4/16/13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Jerad R. Lemons and wife, Robin C. Vaum now known as Robin V. Lemons, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Mary E. Davis, single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 1107, WOODBURY TOWNHOMES, as shown on plat of record in Instrument No. 20050216-0017693, amended in Instrument No. 20060310-0028278, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robin C. Vaum, an unmarried woman and Jerad R. Lemons, an unmarried man, as joint tenants with rights of survivorship by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, recorded on the 29th day of April, 2010 in Instrument No. 20100429-0032745, in the Register's Office of Davidson County, Tennessee. Jerad R. Lemons and Robin C. Vaum having since gotten married

Robin C. Vaum and Robin V. Lemon being one and the same

Thomas Smith executed this instrument on behalf of Robin C. Vaum now known as Robin V. Lemons and Jerad R. Lemons, pursuant to the Power of Attorney, executed by Jerad R. Lemons and Robin V. Lemons, dated October 20, 2012, of record in Instrument No. 20121101-0100563 & 20121101-0100564 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **1107 Woodbury Falls Court, Nashville, TN 37221**

BILL GARRETT, Davidson County
Trans:T20120083394 DEEDWARR
Recvd: 11/01/12 13:46 3 pgs
Fees:18.00 Taxes:651.20
20121101-0100565

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of **October, 2012.**

GRANTOR(S)

Jerad R. Lemons by Thomas Smith, attorney in fact

Robin C. Vaum now known as Robin V. Lemons, by Thomas Smith, attorney in fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

On this 26th day of October, 2012, before me persoanlly appeared Thomas Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be theperson who executed the foregoing instrument on behalf of Jerad R. Lemons and Robin V. Lemons, annd who acknowledged that such person executed the same as the free act and deed of Jerad R. Lemons and Robin V. Lemons.

WITNESS my hand, at office, this 26th day of October, 2012.

NOTARY PUBLIC

My Commission Expires: _____

S. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"
To
Warranty Deed

FROM: Jerad R. Lemons, and wife, Robin V. Lemons

TO: Mary E. Davis, an unmarried individual

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Thomas Smith, Affiant

Sworn to and subscribed before me this 26th day of October, 2012.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013