BILL GARRETT, Davidson County
Trans:T20130019504 DEEDWARR
Recvd: 03/11/13 10:49 3 pgs
Fees:18.00 Taxes:479.15
20130311-0023802

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Eli J. Draughn
429 Dawn Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Alcopia, LLC
306 McAnnelly Blvd. #100
Goodlettsville, TN 37072

MAP 133-12
GROUP
PARCEL 175.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Blake Davis and Shannon Davis, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Eli J. Draughn and Abigail M. Draughn, husband and wife**, 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 No. 142 on the Plan of Section Two, Greenwood Hills, of record in Plat Book 4955, page 31, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Blake Davis* by Quitclaim Deed dated June 28, 2011 from Lindsey Renee Davis of record in Instrument no. 20110711-0052684, Register's Office for Davidson County, Tennessee: having been the same property conveyed to Christopher B. Davis* and wife, Lindsey R. Davis by Deed of record in nst No. 20080605-0057965, said Register's Office.
*Christopher Blake Davis and Christopher B. Davis are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **429 Dawn Drive, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **28th** day of **February, 2013.**

Christopher Blake Davis

Shannon Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Blake Davis and Shannon Davis, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2013.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $129,500.00.

Carol A. Clawson
AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2013.

Pamela Jo Smithson
NOTARY PUBLIC

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/12/14

RETURN TO:
Homeland Title, LLC
1596 General George Patton Drive
Franklin, TN 37067