WARRANTY DEED

File #13043277

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

N McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of April, 2013.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan A. Babbs	Sierra Pacific Mortgage Company, Inc.	151-1-A-155 CO
(NAME)	(NAME)	
3128 Kennebeck Place	5151 Beltline Road, Ste. 510	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Louis B. Davidson and Wife, Valerie J. Davidson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan A. Babbs, an unmarried woman,** 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:

Being Lot No. 155, on the plan of Chatham Pointe, as the same appears of record in Plat Book 6900, Pages 444-447, Register's office for DAVIDSON County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Louis B. Davidson and Wife, Valerie J. Davidson, by deed from Kathleen Louise Tomori, unmarried (fka Kathleen L. Brilhante) dated 09/03/99, of record in Book 11658, Page 672, said Register's Office.

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6900, Pages 444-447, said Register's Office.; QC Deed to Homeowners Association for open spaces as of record in Book 7683-718, said Register's Office.; Charter of HOA as of record in Book 7597, Page 977, said Register's Office.; By-Laws as of record in Book 8679, Page 446, said Register's Office.; Declaration of Covenants as of record in Book 7358, Page 656, amended in Book 7538, Page 792; Book 7599, Page 812; Book 8667, Page 381, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3128 KENNEBECK PLACE, 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 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.

BILL GARRETT, Davidson County
Trans:T20130036206 DEEDWARR
Recvd: 05/01/13 15:19 2 pgs
Fees:13.00 Taxes:499.13
20130501-0043868

Witness our hands this 26th day of April, 2013.

Louis B. Davidson

Valerie J. Davidson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Louis B. Davidson and Valerie J. Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April, 2013.

Commission expires: 8/16/14

Vanessa E Allen

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

Return To: 13002025
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167