WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046924 DEEDWARR
Recvd: 06/05/13 11:45 2 pgs
Fees:13.00 Taxes:66.60
20130605-0057079

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Charles P. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2013.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 4-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. Davis	SAME	08203020800
(NAME)	(NAME)	
4811 Drakes Branch Rd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130970

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, John M. Davis**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Davis, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Northerly 10 feet of Lot No. 38 and the southerly 40 feet of Lot No. 39 on the Plan of the Benedict Land Company's subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County

Said parts of Lot Nos. 38 and 39 front together 50 feet on the Easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

BEING all of the same property conveyed to John M. Davis by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, Co-Trustee's of the Woodroof Family Trust, dated October 31, 2006 and filed of record in Instrument 20061102-013216, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1003 Stockell Street, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of June, 2013.

John M. Davis

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within John M. Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that John M. Davis executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2013.

Commission expires: 9-21-15

Notary Public

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY