NEW OWNER:

Melissa A. Davis
4536 South Trace Boulevard
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-0594

Map 063
Group 12-0
Parcel 015.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130053668 DEEDWARR
Recvd: 06/25/13 10:14 3 pgs
Fees:18.00 Taxes:249.75
20130625-0065120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Seven Thousand Five Hundred and 00/100 Dollars ($67,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY L. DAVIS and wife, LISA DAVIS** ("Grantors") have this day bargained and sold and by these presents do hereby EACH transfer and convey their 1/3 undivided interest unto **MELISSA A. DAVIS, a single person** ("Grantee"), in order to vest one hundred percent (100%) ownership in the Grantee, her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 15 on the Plan of Southfork Subdivision , Section 2, of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Melissa A. Davis, a single person, and Gary L. and Lisa Davis, husband and wife, by Quitclaim Deed from Roger E. Deitrick and wife, Mary Sue Deitrick, Trustees of the Deitrick Joint Revocable Living Trust Agreement U/A/D August 13, 2003, dated January 21, 2013, and of record in Instrument No. 20130124-0008036, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4536 South Trace Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be the responsibility of the Grantee.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 13 day of **June, 2013**.

GARY L. DAVIS

LISA DAVIS

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GARY L. DAVIS AND LISA DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

SHARON L CLAY
MY COMMISSION # EE 107147
EXPIRES: October 24, 2015
Bonded Thru Notary Public Underwriters

WITNESS my hand and official seal at office this 13 day of June, 2013.

NOTARY PUBLIC

My commission expires: 10/24/15

****

The actual consideration or value, whichever is greater, for this transfer is $ 67,500.00 .

AFFIANT

Sworn to and subscribed to before me this 13 day of June, 2013.

NOTARY PUBLIC

My commission expires: 10/24/15

SHARON L CLAY
MY COMMISSION # EE 107147
EXPIRES: October 24, 2015
Bonded Thru Notary Public Underwriters

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The actual consideration or value, whichever is greater, for this transfer is $ **67,500.00** .

(X) _____

AFFIANT

Sworn to and subscribed to before me this 14 day of June, 2013.

_____

NOTARY PUBLIC

My commission expires: 3/28/2016

