This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/19/13 10:33 3 pgs
Fees:18.00 Taxes:296.00
20130819-0086805

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of August, 2013, by and between Billy Gifford, married, party of the first part, and Derrick L Lacy and Tyrone C Lacy, as tenants in common with full rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being a certain condominium unit known Unit 208 on the Plan of Heritage Village as 208 Apartments, Section 1, of record in Book 4460, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being all or part of the same property conveyed to Billy Gifford by virtue of that certain Warranty Deed dated September 28, 2012, at Instrument No. 20121004-0091071 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Billy Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Billy Gifford and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2013.

Notary Public

MELANIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Comm exp. 9-8-13

Property Owner & Address: Derrick L Lacy and Tyrone C Lacy
208 Mayflower Lane South
Madison TN 37115

Tax Parcel No 042110B01600CO

Property Address: 208 Mayflower Lane South
Madison, TN 37115

MAIL TAX
BILLS TO: owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of August, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20130418

Certificate of Authenticity

I, Stephanie Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Penny Allison, a notary public for this county and state, Stephanie Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

PENNY ALLISON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/28/15.