This instrument prepared by:
Claudette L. Davis
2416 Haskell Drive
Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20130105382 DEEDWARR
Recvd: 12/18/13 11:17 6 pgs
Fees:32.00 Taxes:0.00
20131218-0127849

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Claudette and Willie Davis	Claudette and Willie Davis	Map/Parcel:
2416 Haskell Drive	2416 Haskell Drive	174110A42500CO
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Claudette L. Davis, formerly known as Claudette L. Rogers, a married woman, who acquired title as an unmarried woman, and joined by her spouse Willie Davis** has this day bargained and sold, and does hereby transfer and convey unto the said **Claudette L. Davis and Willie Davis, wife and husband, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Claudette L. Rogers by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Document No. 20061004-0122919, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 2416 Haskell Drive, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 2nd day of Dec, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

See Attached
Claudette L. Davis, f/k/a
Claudette L. Rogers

Willie Davis
Willie Davis

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, Ana Stephens Powell, a Notary Public in and for said County and State, ~~**Claudette L. Davis, f/k/a Claudette L. Rogers and**~~ **Willie Davis** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Antioch, TN this 2nd day of Dec, A.D., 2010.

NOTARY STAMP/SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

NOTARY PUBLIC
Notary Commission Expires: 01/07/13

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 100.

Subscribed and sworn to before me this the 2nd day of Dec, 2010.

Willie Davis
Affiant

Notary Public
My Commission Expires: 01/07/13

(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC

Witness our hand this 2nd day of Dec, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Claudette L. Davis f/k/a Claudette Rogers
Claudette L. Davis, f/k/a
Claudette L. Rogers

Willie Davis
Willie Davis

ACKNOWLEDGMENT

STATE OF TN)
COUNTY OF Davidson) ss

Personally appeared before me, Ann Smith Powell, a Notary Public in and for said County and State, ~~**Claudette L. Davis, f/k/a Claudette L. Rogers and**~~ **Willie Davis** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Antioch, TN this 2nd day of Dec, A.D., 2010.

NOTARY STAMP/SEAL

NOTARY PUBLIC
Notary Commission Expires: 01/07/13

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

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Subscribed and sworn to before me this the 2nd day of Dec, 2010.

Willie Davis
Affiant

Notary Public
My Commission Expires: 01/07/13

(Affix Seal)

All-Purpose Acknowledgment

State of: Tennessee

County of: Davidson

On Oct 18, 2013 before me Justin Buchanan Notary Public
Name and Title (e.g. Jane Doe, Notary Public)

personally appeared Claudette L. Davis f/k/a Claudette L. Rogers
Name(s) of Signer(s)

☐ personally known to me – OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

JUSTIN BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal

Signature of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 391, ON THE PLAN OF CANE RIDGE FARMS-PHASE VI, SECTION 2 OF RECORD AS INSTRUMENT #20060216-0018813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. THIS CONVEYANCE IS MADE SUBJECT TO:

TAXES AND ASSESSMENTS FOR THE YEAR 2006, AND SUBSEQUENT YEARS, WHICH ARE A LIEN AND NOT YET DUE AND PAYABLE.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT #20000905-0087103, 1ST AMENDMENT OF RECORD AS INSTRUMENT #20001204-0119093, #20010815-0088370, #20040319-0031603, #20041102-0131848 AND #20060112-0004819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, COVENANTS AND RESTRICTIONS, BUT OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

CHARTER OF CANE RIDGE FARMS HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT #20010815-0088360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BY-LAWS OF CANE RIDGE FARMS HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT #20000905-0087103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYANCE OF COMMON AREAS FROM CANE RIDGE FARMS LLC TO CANE RIDGE FARM'S HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT #20000905-0087103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR TRANSMISSION LINES OF RECORD IN BOOK 4428, PAGE 565, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR UTILITIES OF RECORD IN BOOK 5078, PAGE 476, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF CANE RIDGE FARMS PHASE VI, SECTION 2, OF RECORD AS
INSTRUMENT #20060216-0018813, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

EASEMENT TO UNITED TELEPHONE COMPANY OF RECORD AS INSTRUMENT #20020123-0009340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND ELEMENTS OF CANE RIDGE FARMS.

EXHIBIT "A"
LEGAL DESCRIPTION CONTINUED

SUBJECT TO LIEN FOR SPECIAL ASSESSMENTS AS CONTAINED IN THE RESTRICTIONS FOR CANE RIDGE FARMS,

ALL EXISTING AND RECORDED EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS, ALL ZONING REGULATIONS.

BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENTS OR RIGHT OF WAYS FOR PUBLIC UTILITIES.