Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 20 day of December 2013.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 12/26/13 08:23 3 pgs
Fees:18.00 Taxes:647.50
20131226-0129603

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey Lawrence Davidson	BancorpSouth Bank	141120B05600CO
1225 Brenner Drive	P.O. Box 3356	
Nashville, TN 37221	Tupelo, MS 38803	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lynn E. Reed and wife Eileen R. Campbell-Reed hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jeffrey Lawrence Davidson and wife Kelly Bevan Davidson hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 49 on the Plan of Phase 3, Southampton as of record in Book 5200, Page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lynn E. Reed and Eileen R. Campbell-Reed by deed dated June 23, 2000 from Deborah Nguyen and husband, Phu T. Nguyen of record in Instrument No. 20000629-0064720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Southampton, Phase 3, of record in Book 5200 Page 690, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 6120, page 450 and Book 6231, page 63, Register's Office for Davidson County, Tennessee 4) Charter of Southampton Homeowner's Association of record in Book 6323 Page 123

This property is improved property known as 1225 Brenner Drive, Nashville,, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 20th day of December, 2013.

Lynn E. Reed

Eileen R. Campbell-Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn E. Reed and Eileen R. Campbell-Reed, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 2013.

Notary Public

My Commission expires: 2/23/15

Army Cross Nance
Notary Public
State of Tennessee
Williamson County

FILE NO: 07988

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

