BILL GARRETT, Davidson County
Trans:T20140023572 DEEDWARR
Recvd: 04/08/14 09:13 2 pgs
Fees:13.00 Taxes:1572.50
20140408-0029152

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2014.

Notary Public

My commission expires: 9/29/14

(AFFIX SEAL)

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffery Davis **Lori Davis**	Same	**Map 091-16-0, Parcel 146.00**
4511 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. Marie Williams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Davis and Lori Davis, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 412 of Block 21 on the Map of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to J. Marie Williams and Kristen Denmon, both unmarried, by Warranty Deed dated February 25, 2000, from Blake C. Tannery and wife, Allison W. Tannery, of record in Instrument No. 20000302-0020738, Register's Office for Davidson County, Tennessee. Said property was further conveyed to J. Marie Williams, unmarried and Kristen Denmon, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Katherine Goodson, Trustee, of record in Instrument No. 20090424-0037146, said Register's Office. The said property having since been conveyed by Quitclaim Deed from Kristen Denmon, unmarried to J. Marie Williams, unmarried, dated March 5, 2014, of record in Instrument No. 20140306-0019088, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee;

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **4511 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **4th** day of **April, 2014.**

J. Marie Williams

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **J. Marie Williams,** the within named sellers, 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 Nashville, Tennessee, this **4th** day of **April, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17