BILL GARRETT, Davidson County
Trans:T20140042888 DEEDWARR
Recvd: 06/17/14 14:57 2 pgs
Fees:13.00 Taxes:506.90
20140617-0052861

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2014.

Notary Public
My commission expires: 8/23/16

MICHAEL PERRY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kaitlyn B. Davis	CMG Financial	04409004000
814 Bettie Drive	139 Maple Row Blvd	
Old Hickory, TN 37138	Hendersonville, TN 37075	

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, **Trey Cain, Authorized Representative of The Bettie D. Land Trust** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kaitlyn B. Davis and Joseph T. Davis, wife and husband,** 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:

Land Situated in the City of Old Hickory in the County of Davidson in the State of Tennessee land in Davidson County, Tennessee being Lot No 44, on the plan of the Knoll Subdivision section 3 of record in Plat Book 2854, page 110 Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kimberly Sanders, Trustee of the Bettie D. Land Trust by Quitclaim Deed from Sandra Lush dated July 10th, 2013 and filed for record in Inst. 20130717-0073887 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Taxes for the year 2014, a lien, not yet due and payable; (2) Subject to any and all matters appearing on the plan of record in Book 2854, page 110 Register's Office of Davidson County, Tennessee; (3) Subject to any and all easements and restrictions of record in Book 2595, page 523, Book 3103, page 3, Book 3464, page 305 Register's Office of Davidson County, Tennessee.

This property is improved property known as **814 Bettie Drive, Old Hickory, TN 37138**

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 the 11th day of June, 2014.

The Bettie D. Land Trust

By: Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Representative** (or other officer authorized to execute the instrument) of **The Bettie D. Land Trust**, the within named bargainor, a Land Trust, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Land Trust as **Authorized Representative** (or other authorized officer).

Witness my hand, at office, this 11th day of June, 2014.

Notary Public

My commission expires: 3·8·14

FILE NO: 2014053088

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.