(3)

BILL GARRETT, Davidson County
Trans:T20140050005 DEEDWARR
Recvd: 07/14/14 11:02 2 pgs
Fees:13.00 Taxes:771.45
20140714-0061710

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$208,500.00.**

Affiant

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

Georgette R Kennedy
Notary Public

My commission expires: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
McLisa Victoria Davis	**BancorpSouth Bank**	**097-02-0A-265.00 CO**
1916 Boxelder Alley	P.O. Box 3356	
Hermitage, TN 37076	Tupelo, MS 38803	

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

DAVID A. SANCHEZ AND TERRY O. MCEWEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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

MCLISA VICTORIA DAVIS, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 265 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to DAVID A. SANCHEZ AND TERRY O. MCEWEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record as Instrument No. 20111209-0096314, dated November 30, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1916 Boxelder Alley, Hermitage, TN 37076**.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, her 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 11th day of JULY, 2014.

David A. Sanchez by Kenneth E. Noga, Attorney in Fact
David A. Sanchez by Kenneth E. Noga, Attorney in Fact

Terry O. McEwen by Kenneth E. Noga, Attorney in Fact
Terry O. McEwen by Kenneth E. Noga, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth E. Noga, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **David A. Sanchez**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **David A. Sanchez**, the within named bargainor by the said Kenneth E. Noga, as such Attorney-in-fact.

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

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth E. Noga, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Terry O. McEwen**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Terry O. McEwen**, the within named bargainor by the said Kenneth E. Noga, as such Attorney-in-fact.

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

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY