Davidson County DEEDWARR
Recvd: 09/02/14 08:46 2 pgs
Fees:13.00 Taxes:1850.00
20140902-0079459

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of August, 2014, by and between Carly M Davis, and husband Joshua Powell Davis, party of the first part, and Mary Eleanor McKenzie, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 17D-A on the Plan of Cherokee Crossing Town Homes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Town Homes, of record as Instrument No. 20060908-0111567, along with the exclusive interest and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amended the recording of Lots 13D-17D on the final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Carly M. Locke by virtue of that certain Warranty Deed dated August 18, 2011, at Instrument No. 20110823-0065302 in the Register's Office of Davidson County, Tennessee. Carly M Locke has since married and is now known as Carly M Davis.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument No 20051215-0150402 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carly M Davis

Joshua Powell Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joshua Powell Davis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of August, 2014.

Notary Public

My Commission Expires: Nov 3 2015

JOSEPH KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carly M Davis, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2014.

Memorie White
Notary Public

My Commission Expires: 1.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Mary Eleanor McKenzie
PO Box 50302
Nashville, TN 37205

Tax Parcel No 103080E01300CO

Property Address: 242 Cherokee Station Drive
Nashville, TN 37209

MAIL TAX BILLS TO: Owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $500,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gail Hudson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2014.

Memorie White
Notary Public

My Commission Expires: 1.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 24, 2016