BILL GARRETT, Davidson County
Trans:T20140067711 DEEDWARR
Recvd: 09/11/14 10:07 2 pgs
Fees:13.00 Taxes:177.60
20140911-0083234

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 $48,000.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2014

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Davis	New Owner	108120A04300
149 Edgewood Dr		
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, **David Durrett,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Justin Davis,** 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:

A certain condominium in Davidson County, Tennessee, being Lot No. 31, Unit 43, on the condominium site plan, Phase 7, Lots 29-52 and 80, Section Four, Quail Valley of record in Book 5200, Page 522, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Durrett by Quitclaim Deed from Quail Valley Homeowner's Association, recorded on May 9, 2007 and filed for record in Instrument Number 20070509-0055900, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1328 Quail Valley Road, Nashville, TN, 37214

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 9th day of September, 2014.

David Durrett

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 **David Durrett** 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 Franklin, Tennessee, this the 9th day of September, 2014.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2014083234

