File 26496-8 BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077249 DEEDWARR
Recvd: 10/14/14 11:03 2 pgs
Fees:13.00 Taxes:492.10
20141014-0094700

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Seth Johnson	**Redstone Federal Credit Union**	**Map 106-14-0 Parcel 083-00**
1997 Gatlin Drive	**220 Wynn Drive**	
Nashville, TN 37210	**Huntsville, AL 35893**	

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,

Timothy M. Davis, unmarried

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

Seth Johnson, an unmarried man

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:

Being Lot No. 3 on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for Davidson County, Tennessee, and more particulary described as follows:

Said Lot No. 3 fronts 90 feet on the westerly margin of Gatlin Drive and runs back between lines, 166.9 feet on the northerly margin and 188.2 feet on the southerly margin, which is a broken line, to the rear line on which it measures 40 feet.

Being the same property conveyed to Timothy M. Davis, unmarried, by Deed dated July 21, 2006 from Juanita Mae Davis, married, and Carl Lee James, married, of record in Instrument No. 20060725-0089252, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Timothy M. Davis, pursuant to a Power of Attorney executed by same on the 25th day of September, 2014, of record in Instrument No. 20141014 - 0094699, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 1424, Page 141, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4337, Page 368, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (x) Unimproved ( ) property, known as **1997 Gatlin Drive, Nashville, TN 37210**

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 **10th** day of **October, 2014.**

Timothy M. Davis by Houston Howell, attorney-in-fact

Timothy M. Davis by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of October, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, 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 Attorney-in-Fact for **Timothy M. Davis** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Timothy M. Davis**, for the purpose therein contained, by signing the name of **Timothy M. Davis** himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **October, 2014.**

Anna Mosley

Notary Public

My Commission Expires: 5-8-18

