Davidson County DEEDWARR
Recvd: 10/15/14 08:22 7 pgs
Fees:38.00 Taxes:536.50
20141015-0095062

AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273915190

This document prepared by:

JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 084-13-0013.00

WARRANTY DEED

THIS DEED made and entered into on this 10 day of October, 2014, by and between **BETH ANN WRIGHT AND PHYLLIS LEA DYE AND RAYMOND E. FALKENBERRY, JR., AS TENANTS IN COMMON**, a mailing address of 334 BLUE HILLS DRIVE, NASHVILLE, TN 37214 hereinafter referred to as Grantor(s) and **JEREMY S. FAIRCLOTH, AN UNMARRIED MAN**, a mailing address of 2126 DEARBORN DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED FORTY-FIVE THOUSAND AND 00/100 ($145,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20120402-0027568, Recorded: 04/02/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

This is not the homestead property of the Grantors.

Tax ID No.: 084-13-0013.00

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand(s) and seal(s) on this 10 day of October, 2014.

Beth Ann Wright
BETH ANN WRIGHT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Beth Ann Wright, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 10 day of Oct, 2014

Notary Public
My Commission expires: _____

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
September 18, 2017

Assessor's parcel No. 084-13-0013.00

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand(s) and seal(s) on this 10 day of October, 2014.

Phyllis Lea Dye
PHYLLIS LEA DYE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Phyllis Lea Dye, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 10 day of Oct, 2014

Notary Public
My Commission expires: My Commission Expires September 18, 2017

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Assessor's parcel No. 084-13-0013.00

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand(s) and seal(s) on this 10 day of October, 2014.

Raymond E Falkenberry Jr
RAYMOND E. FALKENBERRY, JR.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Raymond Falkenberry, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 10 day of Oct, 2014

Notary Public
My Commission expires:

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
September 18, 2017

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On October 10, 2014 (DATE) before me, Virginia L. Cardwell (NAME OF NOTARY PUBLIC)

personally appeared Raymond E. Falkenberry, Jr. (NAME(S) OF SIGNER(S))

[X] personally known to me **OR** [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
September 18, 2017

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

JEREMY S. FAIRCLOTH

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

Notary Public
Commission Expires

VIRGINIA L CARDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
September 18, 2017

Name and address for person(s) responsible for taxes:

JEREMY S. FAIRCLOTH
2126 DEARBORN DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

JEREMY S. FAIRCLOTH
2126 DEARBORN DRIVE
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE MAP OF DONELSON HILLS, AS OF RECORD IN BOOK 2331, PAGES 22 AND 23, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 88 FRONTS 75 FEET ON THE WEST SIDE OF DEARBORN DRIVE AND RUNS BACK BETWEEN LINES 416.4 FEET ON THE NORTH LINE AND 419.1 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO BETH ANN WRIGHT, PHYLLIS LEA DYE, AND RAYMOND E. FALKENBERRY, JR. AS TENANTS IN COMMON BY DEED FROM BETH ANN WRIGHT SUCCESSOR TRUSTEE OF THE RAYMOND E. AND RUTH G. FALKENBERRY JOINT REVOCABLE LIVING TRUST, U/A/D 3/30/1999, DATED 3/23/2012 AND RECORDED 4/2/2012 IN INSTRUMENT NO. 20120402-0027568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER. 084-13-0013.00

PROPERTY COMMONLY KNOWN AS: 2126 DEARBORN DRIVE, NASHVILLE, TN 37214

True Copy Certification

I, Jennifer Bowers, 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.

Jennifer Bowers
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Name of Notary], Eileen A. Harris a notary public for this county and state, Jennifer Bowers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen A. Harris, Notary Public
Hanover Twp, Washington County
My commission expires July 14, 2018

Eileen A Harris
Notary's Signature

My Commission Expires: July 14, 2018
Notary' Seal (if on paper)