Davidson County DEEDWARR
Recvd: 10/22/14 12:15 2 pgs
Fees:13.00 Taxes:636.40
20141022-0097477

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 21st day of October, 2014, by and between Charlie W Pope Jr, & Cletis J. Pope, party of the first part, and Tiffany Davenport and Devin Davenport, tenants in common , 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:

BEING the easterly half of Lot No. 1, on the Plan of Crandall's Subdivision, of record in Plat Book 17, Page 297, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest corner of 12th Avenue, North, formerly Sangster Street, and Clay Street; thence with the westerly margin of 12th Avenue North, northwardly 100 feet to the corner of Lot Nos. 1 and 2; thence with the line between the corner of Lot Nos. 1 and 2; thence with the line between said two lots, westwardly 65 feet; thence at right angles, southwardly 100 feet to the northerly margin of Clay Street; thence with said Street, eastwardly 65 feet to the beginning.

Being all or part of the same property conveyed to Charlie Pope and Cletis J. Pope by virtue of that certain Special Warranty Deed dated April 14, 2006, at Instrument No. 20060419-0044844, in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has been used for investment purposes only and not as their primary residence.

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: any and all existing restrictions recorded 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.

Charlie W Pope Jr

Cletis J. Pope

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charlie W Pope Jr and Cletis J. Pope, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Tiffany Davenport and Devin Davenport
2949 Mossdale Drive, Antioch, TN 37013

Tax Parcel No 08107009500

Property Address: 1200 Clay Street
Nashville, TN 37208

MAIL TAX
BILLS TO: Owners at Owner's 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 $172,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of October, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, 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, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18