Davidson County DEEDWARR
Recvd: 03/30/15 10:56 3 pgs
Fees:18.00 Taxes:370.00
20150330-0026951

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of March, 2015.

Notary Public

Commission Expiration: 8-27-18

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires 8-27-18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Fred Ferrari 910 Beaumont Drive Madison, TN 37115	Regions Bank /b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	-05103011500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dede L. Day, unmarried and Debra L. Day, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred Ferrari, unmarried**, 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:

Property known as 910 Beaumont Drive Madison, TN 37115, County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 68, on the Plan of Pleasant Acres, Section Two, as of record in Book 2133, Page 75, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dede L. Day and Debra L. Day, unmarried persons by deed from Daryl R. Murray and wife, Glenda J. Murray dated 07/15/96, filed of record in Book 10126, Page 287, said Register's Office.

Specific Power of Attorney for Debra L. Day dated 03/13/2015, filed of record in Instrument No. **20150330-0026950**, said Register's Office.

Tax Map and Parcel ID is as follows 05103011500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 910 Beaumont Drive, Madison, TN 37115

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, their heirs and assigns forever; and we do covenant with 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 hand this 26th day of March, 2015.

Dede L. Day

Debra L. Day

By: Dede Day, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 26th day of March, 2015, before me personally appeared **Dede L. Day**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of March, 2015.

RACHEL STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Commission Expiration: 2/10/19

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 26th day of March, 2015, before me, appeared **Dede Day,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Debra L. Day**, and that said instrument was signed in behalf of the said **Debra L. Day**, by herself as attorney-in-fact.

Witness my hand at office this the day and year above written.

RACHEL STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 2/10/19

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

