WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094703 DEEDWARR
Recvd: 11/06/15 09:07 2 pgs
Fees:13.00 Taxes:540.20
20151106-0113157

B-WR-15-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dameon Q. Smith and Sade Huddleston	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
1113 Sea Grove Pt	**5600 Cox Road**	**052-08-0A-239.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Glen Allen, VA 23060**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT A. DAVIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAMEON Q. SMITH, UNMARRIED, AND SADE HUDDLESTON, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase Two, Section Four, Heron Walk, a Planned Unit Development of record in Plat Book 9700, Page 687, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Davis, married by Warranty deed from Allen Earps of record in Book 11710, page 78, Register's Office for Davidson County, Tennessee, dated October 15, 1999 and recorded on October 20, 1999.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 687;
- Declaration of Covenants, Conditions and Restrictions of record in Book 10095, page 464;
- HOA By-Laws of record in Book 10170, Page 124;
- HOA Charter of record in Book 10125, Page 449;
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3641, Page 253;
- HOA Rules & Regulations of record in Instrument Nos. 20150423-0036546 and 20150123-0036552; Register's Office for Davidson County, Tennessee; and
- Heron Walk Homeowner's Association amended Rules & Regulations, recorded on April 23, 2015 of record in Instrument Number 20150123-0036552, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1113 Sea Grove Pt , Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Robert A. Davis

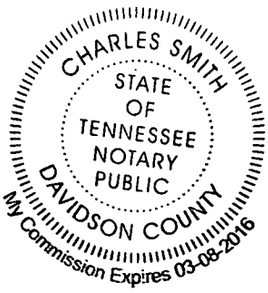
Jacqualita Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. DAVIS AND JACQUALITA DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212