PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58003
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Mark Webb Melissa Webb 504 Griffin Circle Hermitage, TN 37076	Franklin American Mortgage Company 6100 Tower Circle, Suite 600 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 064160E02800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$186,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcella Davis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Mark Webb and Melissa K. Vallett a/k/a Melissa Webb, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit 28, Building 8, on the Plan of Townhomes of Truxton Village, shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20061025-0132473 as amended in Instrument No. 20061106-0137656, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Marcella Davis, unmarried by Warranty Deed from Amanda J. Consiglio, unmarried, dated May 8, 2015 and recorded on May 11, 2015, of record in Instrument No. 20150511-0042953, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20061025-0132473 as amended in Instrument No. 20061106-0137656, shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, Instrument No. 20061106-0137656 and Instrument No. 20071105-0130490, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 504 Griffin Circle, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150104039 DEEDWARR
Recvd: 12/09/15 11:47 2 pgs
Fees:13.00 Taxes:690.05
20151209-0123937

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of December, 2015.

Marcella Davis

State of Tennessee

County of Davidson

On this 7th day of December, 2015, before me the undersigned authority, personally appeared Marcella Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WAYNE HEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $186,500.00.

Affiant

Sworn and subscribed before me this 7th day of December, 2015.

Notary

My Commission Expires: 5-2019

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019