NEW OWNER:

Keith A. Davis
117 Cash Lane
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-1068

Map 051 Group 07-0 Parcel 095.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150106904 DEEDWARR
Recvd: 12/18/15 10:27 2 pgs
Fees:13.00 Taxes:296.00
20151218-0127308

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand and 00/100 Dollars** ($80,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **SHIRLEY C. WHITFIELD, UNMARRIED** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **KEITH A. DAVIS, A MARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 4-A on the Plan of Zone Lot Division Lots 3 and 4 Stratton Place Subdivision, of record Book 5200, Page 620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more further description of said property.

BEING the same property conveyed to Shirley C. Whitfield, unmarried, by Warranty Deed from Harry King Hobbs, unmarried, dated August 25, 2000, and of record Instrument No. 20000906-0088020, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 117 Cash Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **December, 2015**.

SHIRLEY C. WHITFIELD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SHIRLEY C. WHITFIELD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **December, 2015**.

NOTARY PUBLIC

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-10-2018

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **80,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of **December, 2015**.

NOTARY PUBLIC

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My commission expires:

MY COMMISSION EXPIRES:
JANUARY 24, 2017