Davidson County DEEDWARR
Recvd: 08/12/16 09:11 3 pgs
Fees:18.00 Taxes:499.50

20160812-0083990

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2016.

Notary Public
My commission expires:

KAL WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

02-1606-49938

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Zachary M. Gordon 505 Cumberland Avenue Madison TN 37115	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	043-09-0-141.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel Davis, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zachary M. Gordon and wife, Ruth E. Gordon**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the westerly 50 feet front and 59 feet rear of Lot No. 29, Block F on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Davis by deed from Christie M. Russell, a single woman, dated October 26, 2006, recorded November 2, 2006, of record in Instrument No. 20061102-0136124, Register's Office for Davidson County, Tennessee.

Christy L. Davis, spouse of vested owner, joins in the execution of this instrument to convey any marital interest she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 505 Cumberland Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of July, 2016.

Daniel Davis

Christy L. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel Davis and Christy L. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/22/20



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).