BILL GARRETT, Davidson County
Trans:T20170023234 DEEDWARR
Recvd: 03/20/17 09:41 2 pgs
Fees:13.00 Taxes:1110.00
20170320-0026672

This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028
(901) 333-1358

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 13th day of March, **2017**, by and between **CHARLES A. GORDON. JR. AND WIFE, SHAWN DENISE GORDON**, party of the first part, and **THOMAS P. DAVIS,** an unmarried man, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot 210, Phase III-B, Sheffield on the Harpeth as shown on plat of record in Plat Book 7900, Page 443, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20120514-0041523, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2017 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 7900, Page 443; Declaration of Covenants, Conditions and Restrictions at Book 6925, Page 900 amended at Book 7145, Page 954, Book 8565, Page 598, Book 8747, Page 97 and Book 9313, Page 806; Articles of Incorporation of "Sheffield" on the Harpeth Homeowner's Association at Book 6939, Page 983; By-Laws of "Sheffield" on the Harpeth Homeowner's Association, Inc. at Book 7145, Page 964 amended at Book 8146, Page 463; Unanimous consent of the Directors of "Sheffield" on the Harpeth Homeowner's Association, Inc. at Book 8276, Page 238; Easements of record at Book 4136, Page 525, Book 5738, Page 829, Book 8569, Page 481; all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles A. Gordon, Jr.

Shawn Denise Gordon

STATE OF TENNESSEE
COUNTY OF FAYETTE

On this 13th day of March, **2017**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles A. Gordon, Jr. and wife, Shawn Denise Gordon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS My hand and Notary Seal at office the day and year above written.

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 25, 2017

My Commission Expires: 10-25-17

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 300,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of March, **2017.**

Notary Public

My commission expires: 3-6-2018

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Owner and Property Address:
Renasant Bank
8217 Londonberry Road
Nashville, Tennessee 37221

Mail Tax Notices to:
Renasant Bank
2001 Park Place North, Ste 650
Brimingham, AL 35203

Tax ID Number: 141-15-OD-210.00
Return to: