Bill Garrett Davidson County
Batch# 7102 DEEDWARR
10/03/2017 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $525.40
20171003-0101208

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of October, 2017, by and between Devin M. Kearns, unmarried, party of the first part, and Jayson D Railey, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, TN, BEING Lot No. 6, on the Plan of Phase One, Section One, Larchwood, a Planned Unit Development, of record in Plat Book 6200, Page 51, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being all or part of the same property conveyed to Devin M. Kearns by virtue of that certain Special Warranty Deed dated July 20, 2006, and being of record at Instrument No. 20060725-0089721 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 620, Page 51 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Devin M Kearns by
Memorie White Attorney in Fact
Devin M Kearns, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Devin M Kearns** and acknowledged that she executed the same as the free act and deed of the said **Devin M Kearns.**

WITNESS my hand and official seal at office this 2nd day of October, 2017.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Jayson D Railey

311 Lakebrink Dr, Nashville, TN 37214

Tax Parcel No 096160A00600CO

Property Address: 311 Lakebrink Dr
Nashville, TN 37214

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $142,000.00 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 2nd day of October, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

GEORGIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-25-2019