Bill Garrett Davidson County
Batch# 26345 DEEDWARR
11/16/2017 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20171116-0117820

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 15th day of November, 2017, by and between John D Weatherspoon and Mildred S Weatherspoon, husband and wife, party of the first part, and Steven Delainey Davis, single 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:

Being Lot No. 28 on the Plan of Section Two, Chase Pointe, of record in Book 9700, Page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to John D. Weatherspoon and Mildred S. Weatherspoon by virtue of that certain Warranty Deed dated April 19, 1999, and being of record at Book 11446, Page 185 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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in book 9948, page 904 and in book 10604, page 147 and subject to Easements of record in Book 4603, page 770, said Register's Office; 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 GRANTEE(S), his 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.

John D Weatherspoon

Mildred S Weatherspoon, by Carol Batey, Attorney in Fact

Carol Batey
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John D Weatherspoon with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of November, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Carol Batey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mildred S. Weatherspoon, and who acknowledged that he executed the same as the free act and deed of Mildred S. Weatherspoon.

WITNESS my hand and official seal at office this 15th day of November, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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STATE OF Tennessee
COUNTY OF Davidson

Carol Batey, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death Mildred S. Weatherspoon the principal.

Carol Batey

Carol Batey

WITNESS my hand and official seal at office this 15th day of November, 2017.

Notary Public

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9-25-19

Property Owner & Address: Steven Delainey Davis

4012 Chase Point Pl
Joelton, TN 37080

Tax Parcel No ~~0220002300~~
02202002300

Property Address: 4012 Chase Point Pl
Joelton, TN 37080

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 $189,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Steven Delainey Davis
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of November, 2017.

Notary Public

My Commission Expires: 9-25-19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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.

Ashlee D Page
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

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019