Bill Garrett Davidson County
Batch# 37285 DEEDWARR
12/15/2017 10:07:07 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20171215-0127860

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $165,000.00.

Affiant

Subscribed and sworn before me this the 13th day of December, 2017.

Notary Public
My commission expires: 2/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rafael Reyes Rodriguez 4231 Woods St Old Hickory, TN 37138	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	064-05-0 110.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SETH E. DAVIS AND WIFE, KRISTINA DAVIS AND CLINTON P. DAVIS AND WIFE, E. TRACY DAVIS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RAFAEL REYES RODRIGUEZ AND ANNA L. REYES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Revision of Lots Nos. 1-4, Block I, on the plan of Hadley's Bend City, as shown on plat of record in Plat as Instrument No. 200511100136284, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Seth E. Davis and wife, Kristina Davis, Clinton P. Davis and wife, E. Tracy Davis, by deed from Federal National Mortgage Association, dated 02/05/2010, of record in Instrument No. 20100226-0014842, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 207 Capital Street, Old Hickory, TN 37138.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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.

SED
CPD by SED, AIF
ETD by SED, AIF
KD by SED, AIF

RRR
ASR

Witness my hand this the 13th day of December, 2017.

Seth E. Davis

Kristina Davis by Seth E Davis, Attorney in Fact
Kristina Davis by Seth E. Davis, Attorney-in-Fact

Clinton P. Davis by Seth E Davis, Attorney in Fact
Clinton P. Davis by Seth E. Davis, Attorney-in-Fact

E. Tracy Davis by Seth E Davis, Attorney in Fact
E. Tracy Davis by Seth E. Davis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 13th day of December, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Seth E. Davis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristina Davis, by Specific Power of Attorney dated December 9, 2017, and who acknowledged that he executed the same as the free act and deed of Kristina Davis.

Witness my hand and official seal this 13th day of December, 2017.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

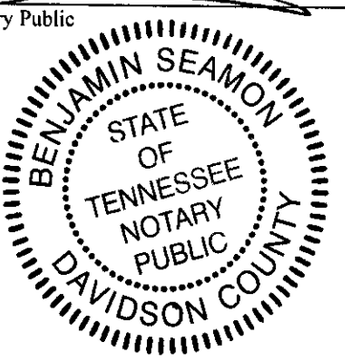
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Seth E. Davis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clinton P. Davis, by Specific Power of Attorney dated December 9, 2017, and who acknowledged that he executed the same as the free act and deed of Clinton P. Davis.

Witness my hand and official seal this 13th day of December, 2017.

My Commission Expires: 9-10-2018

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Seth E. Davis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of E. Tracy Davis, by Specific Power of Attorney dated December 9, 2017, and who acknowledged that he executed the same as the free act and deed of E. Tracy Davis.

Witness my hand and official seal this 13th day of December, 2017.

My Commission Expires: 9-10-2018

Notary Public

