# WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/7/12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aaron S. Taylor | USAA Federal Savings Bank | 150-04-0-111.00 |
| (NAME) | (NAME) | |
| 3316 Westcliffe Circle | 10750 McDermott Freeway | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Antonio, TX 78288 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. Alex Grassmick and wife, Meghan Sisko, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron S. Taylor, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 386 on the Plan of Section Eight, 2nd Revision "The Country", of record in Plat Book 6250, Page 912 and 913, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Alex Grassmick, unmarried, by Warranty Deed from Brain Scott Kreh and wife, Amanda K. Kreh, dated October 28, 2004, of record in Instrument No. 20041207-0145646, Register's Office for Davidson County, Tennessee.

Meghan Sisko, spouse of J. Alex Grassmick, hereby joins in this conveyance, transferring all her right, title and interest in said property, marital or otherwise.

This instrument is executed on behalf of J. Alex Grassmick and Meghan Sisko by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100721-0057023, in The Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3316 Westcliffe Circle, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 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.

BILL GARRETT, Davidson County
Trans:T20100044606 DEEDWARR
Recvd: 07/21/10 11:28 2 pgs
Fees:13.00 Taxes:545.75

20100721-0057024

Witness my hand this 14th day of July, 2010.

J. Alex Grassmick
By Terry DeSelms as ~~His Attorney-in-Fact~~

Meghan Sisko
By Terry DeSelms as ~~Her Attorney-In-Fact~~

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 14th of July, 2010 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of J. Alex Grassmick and Meghan Sisko and acknowledged that he executed the same as the free act and deed of the said J Alex Grassmick and Meghan Sisko, through Power of Attorney granted Terry DeSelms by the said J. Alex Grassmick and Meghan Sisko.

Witness my hand and official seal at Franklin, Tennessee this 14th day of July, 2010.

Commission expires:

~~Notary Public~~

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013