File No. 210080564

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/10 10:44 3 pgs
Fees:18.00 Taxes:314.50
20101011-0081307

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delphene Oliver	USAA Federal Savings Bank	
(NAME) 1003 Gilbert Place	(NAME) 10750 McDermott Freeway	MAP/PARCEL 14808012800
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Antonio, TX 78230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Charles R. Johnson, a married man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Delphene Oliver and Fierce J. Oliver Jr, wife and husband**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the plan of Section Two, Oakwood Terrace, of record in Plat Book 4460, Pages 118-119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to CHARLES R. JOHNSON, MARRIED by Deed from SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., dated 10/22/2009 and filed for record on 10/26/2009 in Instrument No. 20091026-0098496, Register's Office for DAVIDSON County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4536 Xavier Drive, 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 GRANTEE(S), THEIR 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, 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 GRANTEE(S), 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.

Witness my hand this 7th day of October, 2010.

Charles R. Johnson by Robin L. Johnson atty in fact

Johnson, atty in fact

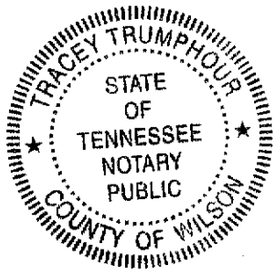
STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robin L. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Instrument No. **20101011-0081306**, Registers Office for Davidson, the **Attorney-in-Fact** of Charles R. Johnson, (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 10/7/2010.

My Commission Expires:. 9.2.2013

, Notary Public.

File Number: 210080564
RETURN TO:
STEWART TITLE
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

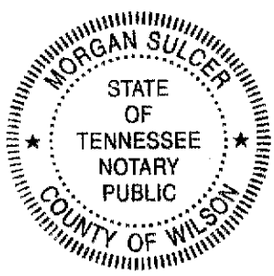
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013