WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda K. Tyler-Dickens (NAME)	SNBC Mortgage Corporation (NAME)	104140C00400CO
928 Turnberry Lane (ADDRESS)	5055 Maryland Way (ADDRESS)	
Southlake, TX 76092 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110061393 DEEDWARR
Recvd: 10/03/11 13:42 3 pgs
Fees:18.00 Taxes:621.60
20111003-0076497

THIS INDENTURE, made and entered into this 29th day of September, 2011, by and between **WESLEY BRENT THOMAS, AN UNMARRIED PERSON**, party of the first part, and **RHONDA K. TYLER-DICKENS**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the 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, Tennessee, being Unit No. 4, as shown on the plan of Linmar Place, a Horizontal property Regime, files as Exhibit C to and established by the Master Deed of record in Book 6892, Page 724 and amended in Book 7213, Page 129 and Book 7374, Page 800, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the master Deed, reference to which is hereby made for a more complete and established description of the unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Wesley Brent Thomas by Deed from Darrell W. Urban, an unmarried person, dated 09/12/2003 and filed for record on 09/24/2003 in Instrument 200309240141415, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

WESLEY BRENT THOMAS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WESLEY BRENT THOMAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of Sept., 2011.

Commission expires: 9/9/14

MORGAN L LOMAX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Master Deed and By-Laws filed for record in Book 6892, Page 724, said Register's Office. Said Masterdeed was amended of record in Book 7213, Page 129 and in Book 7374, Page 800, , said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 3982, Page 140, said Register's Office.

Charter of record in Book 7233, Page 923, said Register's Office.