THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY and OWNER:

BILL GARRETT, Davidson County
Trans:T20120010754 DEEDWARR
Recvd: 02/13/12 14:31 2 pgs
Fees:13.00 Taxes:209.58
20120213-0012572

JANIE L. McAFEE

4779 Shady Grove Road

Morrison, TN.. 37357

Tax ID: Map/Parcel Numbers 082-04-0-122.00

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, I, **JACOB DANIEL SIDLEY,** have this day bargained and sold and do hereby transfer and convey unto **JANIE L. McAFEE**, her heirs and assigns, certain real estate located in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of A.W. Wills's Subdivision of the McFerrin Lands of record in Plat Book 57, Page 82, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Daniel Sidley by deed of record dated May 5, 2011 Instrument No. 20110506-0035149, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, mineral rights, easements and rights of way for public utilities.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. DEED DRAWN WITHOUT BENEFIT OF CURRENT SURVEY.

TO HAVE AND TO HOLD to the said **JANIE L. McAFEE**, her heirs and assigns forever.

I covenant with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of the above described real estate, that I have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 10 day of February, 2012.

JACOB DANIEL SIDLEY

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STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named **JACOB DANIEL SIDLEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Winchester, Tennessee, on this 10 day of February, 2012.

NOTARY PUBLIC AT LARGE COFFEE COUNTY, TENNESSEE

Notary Public

My commission expires: 3/19/2012

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STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,643.23, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Janie L. McAfee
AFFIANT

Subscribed and sworn to before me this 8th day of February, 2012.

LUCY J. HILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN

Lucy J. Hill
NOTARY PUBLIC –

My commission expires: 9/24/2013