THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

James R. Thomas
AFFIANT

Subscribed and sworn to before me this 6th day of August, 2012.

Notary Public
My Commission Expires:
7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/07/12 10:34 4 pgs
Fees:23.00 Taxes:647.50
20120807-0070198

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
John G. Rissler 712 Shawnee Drive Nashville, TN 37205	Wells Fargo Bank 101 North Phillips Ave Sioux Falls, SD 57104	115-02-0-089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES R. THOMAS** and **STEPHEN E. THOMAS** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN G RISSLER** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 179 on the Plan of Crest Meade, Section III, as of record in Plat Book 2331, page 150, Register's Office for said county.

Said Lot No. 179 fronts 120 feet on the southeasterly side of Shawnee Drive and extends back 399 feet on the northeasterly line and 456.7 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 48.7 feet.

Being the same property conveyed to James R. Thomas and Stephen E. Thomas, by deed from David M. Ryan, of record in Instrument No. 20120621-0054498, dated June 19, 2012, said Register's Office.

This description is the same as used in the last deed of record.

This is improved property known as 712 Shawnee Drive, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2012, a lien, but not yet due and payable, which is assumed by the Grantee;

2. Matters shown on the plan of record in Plat Book 2331, page 150, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 2602, page 129, Register's Office for Davidson County, Tennessee.

This property is investment property and has never been used as the principal residence of either Grantor or either of their spouses.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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 our hand this 6 day of August, 2012.

James R. Thomas

Stephen E. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of August, 2012.

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of August, 2012.

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Kim Hollingshead *, 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.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014 *.*

Notary's Seal (if on paper)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014