THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$ 70,000.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2012 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Labriola	new owner	MAP 163-11-B
314 Ash Forge Drive		PARCEL 04500CO
Antioch, TN 37013		
(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, **Sandra H. Tatum and husband James D. Tatum and Shirley H. Wallace and husband Thomas C. Wallace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Labriola and wife, Rhonnda Labriola**

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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of 2nd Revision, Section Four, Bell Forge Village, of record in Plat Book 6250, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra H. Tatum and Shirley H. Wallace by Quitclaim Deed from Vera I. Smith (formerly, Vera Miller and one and the same as Vera I. Miller) of record at Instrument No. 20120206-0010324, Register's Office for Davidson County, Tennessee, dated February 1, 2012 and further subject to a life estate retained by Vera Miller the same property conveyed to Sandra H. Tatum, a married woman and Shirley H. Wallace, a married woman by Quitclaim Deed from Vera Miller, an unmarried woman of record in Book 11198, Page 764, dated October 16, 1998.

Being the same property conveyed to Vera Miller by Deed from James L. Crumbaker and wife, Venturina C. Crumbaker of record in Book 10224, Page 815, Register's Office for Davidson County, Tennessee, dated October 3, 1996.

The husbands of Shirley H. Wallace and Sandra H. Tatum join in to convey their marital interest in the said property.

BILL GARRETT, Davidson County
Trans: T20120082565 DEEDWARR
Recvd: 10/30/12 14:31 3 pgs
Fees: 18.00 Taxes: 259.00
20121030-0099609

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **314 Ash Forge Drive, Antioch, TN 37013.**

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.

Witness our hand(s) this the 23 day of October, 2012.

Shirley H. Wallace By Thomas C Wallace attorney in fact
Shirley H. Wallace, by: Thomas C. Wallace, Attorney in Fact

Thomas C. Wallace
Thomas C. Wallace

James D Tatum
James D. Tatum

Sandra H Tatum
Sandra H. Tatum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Wallace** 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 on behalf of **Shirley H. Wallace**, as HER Attorney in Fact, as the free act and deed of the within named **Shirley H. Wallace**.

Witness my hand and official seal this the 23 day of October, 2012.

My Commission expires March 8, 2016

R. L. MOORE DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Wallace** 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, as the free act and deed.

Witness my hand and official seal this the 23 day of October, 2012.

My commission expires March 8, 2016

R. L. MOORE DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA H. TATUM AND JAMES D. TATUM**, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence) and who acknowledged that THEY executed the within instrument, as the free act and deed.

Witness my hand and official seal this the 23rd day of October, 2012.

My Commission expires: 1-7-13

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY