RETURN TO:

ALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dean Charles Thiele, and wife, Melanie Renae Thiele,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William Mobley Smith, and wife, Barbara Marshall Smith,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Banbury Crossing, Section Two, a Planned Unit Development, as of record in Book 9700, pages 605-609, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dean Charles Thiele and wife, Melanie Renae Thiele, by deed from Michael J. Zylstra and wife, Gina L. Zylstra, dated November 21, 2003, of record as Instrument No. 20031125-0171117, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 512 Banshire Court, Brentwood TN, 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of November, 2012.

X Dean Charles Thiele
Dean Charles Thiele

X Melanie Renae Thiele
Melanie Renae Thiele

BILL GARRETT, Davidson County
Trans:T20120085143 DEEDWARR
Recvd: 11/07/12 10:23 2 pgs
Fees:13.00 Taxes:1439.30
20121107-0102766

State of Tennessee)
County of Davidson)

On this 5th day of November, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dean Charles Thiele and Melanie Renae Thiele, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 389,000.00.

X Dean Charles Thiele
Affiant

Sworn and subscribed before me on this the 5th day of November, 2012.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
William Mobley Smith
512 Banshire Court
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
172-9-A-94