Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

EJDT

Affiant

Subscribed and sworn to before me, this 15th day of January, 2013.

Connie Beard

Notary Public
My commission expires: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

04-1301-54560

Address of New Owner:	Send Tax Bills to:	Tax Information
Erik D. Thieling 152 Tusculum Road Antioch TN 37013	US Bank Nation Association 1550 American Blvd, #East, #440 Bloomington, MN 55425	162-06-0-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffery S. Sidler, an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Erik D. Thieling and Heather M. Thieling, husband and wife, hereinafter called the Grantees, their successors 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. 10, on the Plan of Colewood Acres, Section 1, of record in Book 3700, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery S. Sidler, an unmarried person by deed from James M. Whitus, Jr. and wife, Mary Ellen Whitus, dated May 31, 2002, recorded June 4, 2002, of record in Instrument No. 20020604-0067295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 152 Tusculum Road, 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130006637 DEEDWARR
Recvd: 01/24/13 10:22 2 pgs
Fees:13.00 Taxes:406.63
20130124-0007776

WITNESS my hand this 15th day of January, 2013.

Jeffery S. Sidler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffery S. Sidler and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of January, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-121980