RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31376
(Davidson County File Box 9-B)

WARRANTY DEED

CL13-6736

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KARLEN V. DARLIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb J. Andrews	Guaranty Trust Company	
6736 Autumn Oaks Drive (ADDRESS)	(NAME) 316 Robert Rose Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	181-10A-029.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNIE L. JAVNER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALEB J. ANDREWS AND WIFE, BRYANA C. ANDREWS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 345 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, Pages 913 & 914, 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 Donnie L. Javner and wife, Lisa E. Javner by Deed from Randi N. Luna and Candie Hopkins of record in Instrument No. 20090728-0070560, Register's Office for Davidson County, Tennessee, dated July 24, 2009 and recorded on July 28, 2009.

Being the same property conveyed to Donnie L. Javner by Deed from Lisa E. Javner of record in Instrument No. 20120410-0030604, Register's Office for Davidson County, Tennessee, dated November 4, 2011 and recorded on April 10, 2012.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, page 913 & 914; Plat Book 6900, page 786; Book 6968, page 30; Book 6704, page 397; Book 6704, page 405; Instrument No.20010912-0099443, Instrument No. 20030513-0064238, Instrument No. 20100414-0028160, and Instrument No. 20101206-0096935, Instrument No. 20101207-0097287; Instrument No. 20010912-0099442; Book 261, Page 284 and Book 6704, Page 397; Book 4240, page 667; Book 3376, page 239; Book 475, page 547; Book 7515, page 298; Book 9343, page 199; Book 9343, page 196; Book 7760, page 970; Book 6985, page 25; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6736 Autumn Oaks Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of August, 2013.

Donnie L. Javner

BILL GARRETT, Davidson County
Trans:T20130076849 DEEDWARR
Recvd: 09/05/13 10:20 2 pgs
Fees:13.00 Taxes:806.60

20130905-0093669

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of August, 2013, before me personally appeared Donnie L. Javner, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959