WARRANTY DEED

Notary Seal present, but could not be reproduced.

BILL GARRETT, Davidson County
Trans:T20140002957 DEED
Recvd: 01/14/14 12:36 2 pgs
Fees:13.00 Taxes:407.00

20140114-0003705

Bill Garrett
Davidson County Register of Deeds

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Angela L Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Thomas	USAA Federal Savings Bank	07513004900
(NAME)	(NAME)	
235 Jacksonian Dr.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288	
(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, I, **Michele Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela L. Thomas and Danny L. Thomas, wife and husband**, 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:

Being Lot No. 254, on the Map of Hermitage Hills Subdivision, Section Two(Revised), as shown on plat of record in Plat Book 2900, Page 94 as revised in Book 2900, page 112, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Michele Johnson, unmarried by Warranty Deed from Kenneth E. Wilson and Billy G. Wilson and Linda Wilson Terry and William Matthew Wilson, heirs of the Estate of Sallie Essie Wilson, dated March 29, 2013, filed of record on April 3, 2013, in Instrument No. 20130403-0032848, in the aforesaid Register's Office.

This conveyance is made subject to Subdivision restrictions, building lines and easements of record in Plat Book 2900, Page 94 as revised in Book 2900, page 112; Covenants, conditions, restrictions, and easements of record in Book 3096, Page 5, in the aforesaid Register's Office; and the 2013 County Taxes.

unimproved ☐

This is improved ☒ property, known as 235 Jacksonian Dr., Hermitage, TN 37076
(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 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 my hand this 17th day of December, 2013.

Michelle Johnson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michelle Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 17th day of December, 2013.

Commission expires:
5/17/2014

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds