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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31614-01-2014**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me this 14th day of February, 2014. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: James Vannauker, Jr. 4932 Kilimanjaro Drive Old Hickory, TN 37138	**Send Tax Bills To:** Shelter Lending ServicesLLC 2550Meridin Blvd., Suite 100 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 065 130 09300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William R. O'Bryan, III and wife, Katherine Merzbacher O'Bryan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Leo Vannauker, Jr., an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4932 Kilimanjaro Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140011921 DEEDWARR
Recvd: 02/20/14 11:17 3 pgs
Fees:18.00 Taxes:481.00
20140220-0014591

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of February, 2014.

William R. O'Bryan, III
by: _____, Attorney-In-Fact
William R. O'Bryan, III
BY: Gerald G. Patterson, Attorney-In-Fact

Katherine Merzbacher O'Bryan
by: _____, Attorney-In-Fact
Katherine Merzbacher O'Bryan
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said William R. O'Bryan, III and Katherine Merzbacher O'Bryan and is authorized by the said William R. O'Bryan, III and Katherine Merzbacher O'Bryan to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of February, 2014.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Knollview, as of record in Plat Book 6900, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with perpetual easement for a driveway as described in Book 9529, page 448, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. O'Bryan, III, unmarried, dated May 30, 2006, from Morgan Anderson and wife, Nicole Anderson, of record in Instrument No. 20070605-0067148, Register's Office for Davidson County, Tennessee. William R. O'Bryan, III, conveyed his interest in subject property to William R. O'Bryan, III and wife, Katherine Merzbacher O'Bryan, by quitclaim deed dated February 28, 2011, of record in Instrument No. 20110425-0031237, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 065 130 09300.
2. Restrictive covenants contained in an instrument of record in Book 6931, page 283, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6900, page 71, Register's Office for Davidson County, Tennessee.