Davidson County	DEEDWARR
Recvd: 03/03/14 11:08	4 pgs
Fees:23.00 Taxes:934.25	
20140303-0017715	

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
722684 THOMAS
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		173090A06000CO
(NAME) Brian and Ellen Dempsey	(NAME) Renasant Bank	
(STREET ADDRESS OR ROUTE NUMBER) 7627 Leveson Way	(STREET ADDRESS) 2001 Park Place North, Ste. 650	
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP) Birmingham, AL 35203	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Matthew L. Thomas and Rebecca M. Wiese n/k/a Rebecca M Thomas, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Brian Dempsey and wife, Ellen Dempsey the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 252,500.00

Affiant _____

Subscribed and sworn to before me this the 28th day of February, 2014

Notary Public _____

My commission expires:

(Affix Seal)

BETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

This is unimproved ( ), known as 7627 Leveson Way, Nashville, TN 37211

improved N

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 5th day of DECEMBER, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Matthew L. Thomas

Matthew L. Thomas

Rebecca M Thomas

Rebecca M. Wiese n/k/a Rebecca M Thomas

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Briana Lybbert, a Notary Public in and for said County and State, Matthew L. Thomas, the within named bargainor married (fill in marital status), 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.

Witness my hand, at office, this 5th day of December, 2013

Briana Lybbert

Notary Public

(This area for official notarial seal)

My Commission Expires:

BRIANA LYBBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires March 19, 2017

STATE OF ~~Tennessee~~
COUNTY OF Williamson

Personally appeared before me, Briana Lybbert, a Notary Public in and for said County and State, Rebecca M. Wiese n/k/a Rebecca M Thomas, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2013.

Briana Lybbert

Notary Public

(This area for official notarial seal)

My Commission Expires:

BRIANA LYBBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires March 19, 2017

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument Number 20020731-0091872, 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 Matt L. Thomas, unmarried and Rebecca M. wiese, unmarried by Deed from Joe B. Hill, Jr., of record in Book 20080527-0053962, page , Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 27, 2008. The parties having married, and Rebecca M. Wiese now being known as Rebecca M. Thomas.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

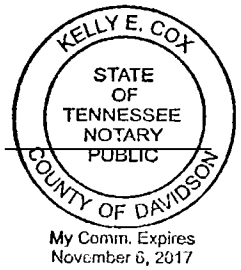
Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires



My Comm. Expires
November 6, 2017