Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is 168,300.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2014.

Notary Public

My commission expires: 9-18-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LONZIE G. WADE JR	USAA Federal Savings Bank	**15006024600**
2809 LOUISE RUSSELL DR	10750 McDermott Freeway	
ANTIOCH, TN 37013	San Antonio, Texas 78288	

FOR AND IN 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 ACKNOWLEDGE, WE,

ROSALYN CARPENTER-FEAGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LONZIE G. WADE JR. AND SANDRA PURIFOYE, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Percy Priest Meadows Addition, Section Two, as of record in Plat Book 8250, page 200, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO ROSALYN CARPENTER-FEAGINS BY QUITCLAIM DEED FROM EDWIN N. FEAGINS, SR DATED 12/08/99 AND RECORDED ON 10/31/02 IN INSTRUMENT NO. 20021031-0133478, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2809 LOUISE RUSSELL DR, ANTIOCH, TN 37013.

Davidson County DEEDWARR
Recvd: 03/13/14 12:08 3 pgs
Fees:18.00 Taxes:622.71
20140313-0021087

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 in 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/our hand(s) this 12th day of March, 2014.

Rosalyn Carpenter-Feagins by Ivanetta Davis Samuels, Att

ROSALYN CARPENTER-FEAGINS
BY: IVANETTA DAVIS SAMUELS, ATTORNEY –IN-FACT

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_____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **IVANETTA DAVIS SAMUELS** to me known to be the person who executed the foregoing instrument in behalf of **ROSALYN CARPENTER-FEAGINS** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **ROSALYN CARPENTER-FEAGINS**

.

Witness my hand, at office, this 12th day of March, 2014.

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes State of Tennessee Notary Public Williamson County

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01791-1094

True Copy Certification

I, **Tammy McCauley** , 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

