WARRANTY DEED

KW14-7049

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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
Tyler W. Jeffrey	Regions Bank	
7049 Oak Brook Terrace (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	181-10-0A-128.00-CO

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 RYAN FULKERSON AND WIFE, EMILY FULKERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TYLER W. JEFFREY, AN UNMARRIED MAN, 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. 318 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 Ryan Fulkerson and wife, Emily Fulkerson by deed from Corinthian Custom Homes, Inc. of record in Instrument No. 20050712-0080597 Register's Office for Davidson County, Tennessee, dated July 11, 2005 and recorded on July 12, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20031029-0159380, Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935, Instrument Number 20010912-0099442, Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, Instrument No. 20101207-0097319, Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, Book 9343, Page 196, Book 7515, Page 298, Book 9343, Page 199 and Book 11217, Page 799, Book 261, Page 284, Book 7760, page 970, Book 4240, Page 667, Book 6900, page 786, Book 3376, Page 239, Book 2245, Page 271, Book 6968, Page 25, Book 475, Page 547, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7049 Oak Brook Terrace, 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.

BILL GARRETT, Davidson County
Trans:T20140029832 DEEDWARR
Recvd: 05/01/14 10:56 2 pgs
Fees:13.00 Taxes:869.13
20140501-0036761

Witness my/our hand(s) this 30th day of April, 2014.

Ryan Fulkerson by Sandra Startup attorney in fact
Ryan Fulkerson

Emily Fulkerson by Sandra Startup attorney in fact
Emily Fulkerson

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2014, before me personally appeared Sandra Startup to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan Fulkerson and wife, Emily Fulkerson and who acknowledged he/she/they executed the same as the free act and deed of the said Ryan Fulkerson and wife, Emily Fulkerson.

Witness my hand and official seal, this the 30th day of April, 2014.

Robyn Dubray
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
Franklin, TN 37067
Phone: (615)599-9959