This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14224

Davidson County DEEDWARR
Recvd: 06/18/14 08:04 3 pgs
Fees:18.00 Taxes:499.50
20140618-0052927

Send Tax Bills To:
USAA Federal Bank
10750 McDermott Freeway
San Antonio, TX 78288

New Owner is:
William C. Taulbee
4029 Darlene Drive
Antioch, TN 37013

MAP: 062-02-0

PARCEL: 153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Johnny R. Thomas and wife, Rebecca Thomas**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dana Marie Taulbee and William Christopher Taulbee, wife and husband,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4029 Darlene Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Pages 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Johnny R. Thomas and wife, Rebecca Thomas by Warranty Deed from Samuel W. Robinson and wife, Sandra Robinson, dated 6/26/98 and recorded 7/8/98 in Book 11012, Page 527, Register's Office for Davidson County, Tennessee.

FRT
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of June, 2014.

GRANTOR(S):

JOHNNY R. THOMAS

REBECCA THOMAS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Johnny R. Thomas and wife, Rebecca Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of June, 2014.

MARGARET A. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

AFFIANT

SWORN TO and subscribed before me this 10th day of June, 2014.

NOTARY PUBLIC
My commission expires: 9/18/17

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

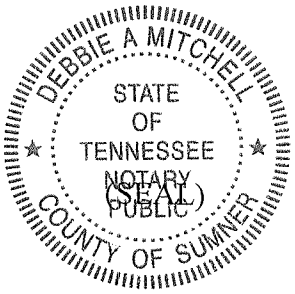
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017