	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 274,500.00 Rachel Bellamy Affiant Subscribed and sworn to before me, this 18th day of July, 2014. Notary Public My commission expires: 9-21-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANNE M. JONES **BILLY JONES**	**USAA FEDERAL SAVINGS BANK**	**109040A05000CO**
2001 TOWERING OAKS DR	**10750 MCDERMOTT FREEWAY**	
HERMITAGE, TN 37076	**SAN ANTONIO, TX 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,

MICHAEL S. LITTLE and JENNIFER M. LITTLE, husband and wife

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

BILLY JONES AND ANNE M. JONES, 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. 74 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. LITTLE and JENNIFER M. LITTLE, husband and wife, BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, DATED 12/08/2010 AND RECORDED ON 12/13/2010 IN INSTRUMENT NUMBER 20101213-0099055, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $189,990.00.

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 2001 TOWERING OAKS DR, HERMITAGE, TN 37076.

BILL GARRETT, Davidson County
Trans:T20140053561 DEEDWARR
Recvd: 07/24/14 11:15 2 pgs
Fees:13.00 Taxes:1015.65
20140724-0065810

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 18th day of July, 2014.

Michael S. Little by Kelsey Clark
his attorney in fact

MICHAEL S. LITTLE
BY: KELSEY CLARK
ATTORNEY IN FACT

Jennifer M. Little by Kelsey Clark
her attorney in fact.

JENNIFER M. LITTLE
BY: KELSEY CLARK
ATTORNEY IN FACT

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 KELSEY CLARK to me known to be the person who executed the foregoing instrument in behalf of MICHAEL S. LITTLE AND JENNIFER M. LITTLE 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 MICHEL S. LITTLE AND JENNIFER M. LITTLE.

Witness my hand, at office, this 18th day of July, 2014.

Notary Public

My Commission Expires: 9-21-15

