BILL GARRETT, Davidson County
Trans:T20140057863 DEEDWARR
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Fees:13.00 Taxes:1332.00
20140807-0071214

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of July, 2014 by and between Jaye K. Bilyeu and Mark M. Bilyeu, wife and husband, hereinafter referred to as GRANTOR, and Jeremiah Downey and Aleah Downey, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being 5.98 acres, more or less, being described according to a survey by J. Bruce Rainey, surveyor #823, dated July 25, 1995, known as job #960094, more particularly described as follows: Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easements, said point of beginning being the Western most corner of the herein described tract and also being the southern most corner of Tract 9 on the plan of the Heath Property, division not of record , of which this is a part, and also being the Easterly line of Tract 8 of said Division; thence leaving the center of said 50' joint use ingress, egress and public utility easement, and with the line of Tract 9, North 39 degrees, 56', 4" East 345.20' to an iron pin, thence leaving the line of tract 9, South 87 degrees, 03', 15" east 658.49' to an iron pin, the Northwest Corner of Tract 11 of said Division, thence, with the line of Tract 11, South 44 degrees, 42' 19" West 749.16' ; to an iron pin set in the center of said 50' joint use ingress, egress and public utility easement; thence; with the center of said easement , the following calls: North 44 degrees, 52', 12", West 52.30' to an iron pin; thence; North 46 degrees 32', 08", West 190.32' to an iron pin; thence North 52 degrees, 58', 40", West 221.97' to the point of beginning, containing 5.98 acres more or less.

Included in the above described tract in one half of the said 50' joint use ingress, egress and public utility easement and in addition to that easement, there is also included a 15' public utility easement that lies adjacent to and immediately Northeast of the said 50' joint use ingress, egress and public utility easement.

Being the same property conveyed to Jaye K. Bilyeu and Mark M. Bilyeu by Warranty Deed from Elizabeth A. Surber nka Elizabeth A. Palmer and husband, Charles Palmer dated November 24, 2003 and recorded December 1, 2003 of record in Instrument No. 20031201-0172655, Register's office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 8686 Poplar Creek Road, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Jaye K. Bilyeu

Jaye K. Bilyeu

Mark M. Bilyeu

Mark M. Bilyeu

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jaye K. Bilyeu and Mark M. Bilyeu, wife and husband, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30 day of July, 2014.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Name and Address of Property Owner:
Jeremiah Downey
8686 Poplar Creek Road,
Nashville, TN 37221

Send Tax Statements to:

USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Map & Parcel 140-00-0-057

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $360,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of July, 2014.

Notary Public

My Commission Expires: 8/12/15

LUTHER P. RAMSEY III NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-139