BILL GARRETT, Davidson County
Trans:T20140058882 DEEDWARR
Recvd: 08/12/14 09:02 2 pgs
Fees:13.00 Taxes:388.50
20140812-0072493

WARRANTY DEED

CL14-5170

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/15/15
(AFFIX SEAL)

SHARON A. PITMON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1806 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Paul Probst	First National Bank of McMinnville	
5170 Hickory Hollow Parkway #166 (ADDRESS)	1608 Williams Circle Ste 304 (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	163-05B-143.00CO

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 HOMER H. GANN, UNMARRIED, AND RICHARD DEAN KIDD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY PAUL PROBST AND DOROTHY JEAN PROBST, HUSBAND AND WIFE, 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 Unit No. 141 on the Plan of Master Deed Lot Layout (Private Element) Phase IV, Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing as Exhibit "A-1" in Instrument No. 20031117-0167241, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Homer H. Gann, unmarried by Warranty Deed from Greenvale Construction, a Tennessee limited liability company, of record in Instrument No. 20050406-0038071, Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 6, 2005.

Being the ame property conveyed to Homer H. Gann, unmarried and Richard Dean Kidd by Quitclaim Deed from Homer H. Gann, unmarried (aka Homer H. Gann, Jr.), of record in Instrument No. 20140521-0043874, Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 21, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Pages 538 and 539, Book 10719, Page 425, Book 10719, Page 464, Book 11378, Page 991, Book 10719, Page 419, Book 11167, Page 759, Book 11221, Page 249, Book 10506, Page 278, Book 10719, Page 419, Book 11167, Page 757, Instrument No. 20031117-0167241, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, Instrument No. 20140717-0063137, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway #166, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 31st day of July, 2014.

Homer H. Gann

Richard Dean Kidd

STATE OF Tennessee
COUNTY OF Davidson

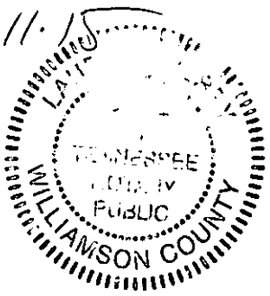
On this the 31st day of July, 2014, before me personally appeared Homer H. Gann, unmarried, and Richard Dean Kidd, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959