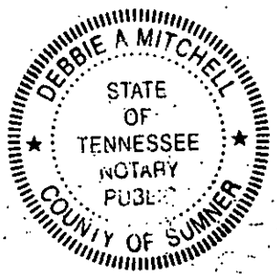
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael J. Arnone	USAA Federal Savings Bank	Parcel ID:
4244 Rachel Donelson Pass	10750 McDermott Frwy	075110A10500CO
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 acknowledged, we

Samuel J. DeLemos and wife, Mary E. DeLemos

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
~~Michael J. Arnone and wife, Ana G. Arnone~~ Michael John Arnone and Ana G. Arnone, 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:

BEING Lot No. 131, on the Plan of First Revision, Phase Four - A, Heritage Meadows, of record in Instrument 20020123-0009310, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Samuel J. DeLemos and wife, Mary E. DeLemos by deed from Mary Yin, an unmarried person, of record in Instrument 20060322-0032962, said Register's Office, dated February 24, 2006.

This conveyance is subject to Restrictions and By-Laws of record in Book 10337, Page 102; Instrument 20020624-0075432; Book 10337, Page 123, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020123-0009310, said Register's Office; (3) Easement to BellSouth Telecommunications of record in Book 10613, Page 652, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4244 Rachel Donelson Pass, Hermitage, TN 37076

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 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 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 our hands this 18TH day of September, 2014.

Samuel J. DeLemos

Mary E. DeLemos

BILL GARRETT, Davidson County
Trans:T20140071177 DEEDWARR
Recvd: 09/23/14 12:30 2 pgs
Fees:13.00 Taxes:806.23

20140923-0087289

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel J. DeLemos and Mary E. DeLemos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 18 day of September, 2014.

My Commission Expires: 9-18-2017 Kerri L Bartleson
Notary Public



RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122