WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2014.

Jill L. Swicegood
Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Billie Gillespie	Wells Fargo Bank, N.A.	04305010400
(NAME)	(NAME)	
706 Bixler Avenue	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/29/14 13:04 4 pgs
Fees:23.00 Taxes:355.20
20140929-0089480

THIS INDENTURE, made and entered into this 21st day of August , 2014, by and between **KIM THOMAS AND TED M. THOMAS, WIFE AND HUSBAND,** party of the first part, and **LEAH BILLIE GILLESPIE, A SINGLE PERSON,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being the south one-half of Lot No. 11, in Block "A", on the plan of Cedarcrest Estates, as shown on plat of record in Plan Book 974, Page 15, Register's Office for Davidson County.

Said part of said lot fronts 50.5 feet on the easterly side of Bixler Avenue, and runs back between parallel lines 191.5 feet to a dead line.

Being the same property conveyed to Kim Thomas and Ted M. Thomas, by Quit Claim Deed dated 08/12/2014 record in Instrument 20140929-0089479 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever. The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Kim Thomas
KIM THOMAS

Ted M. Thomas
TED M. THOMAS

STATE OF Tennessee
COUNTY OF DeKalb

KATHERINE CROOK STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KIM THOMAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of August 2014

Commission expires:

10-2-2017

Katherine Crook
Notary Public

STATE OF Tennessee
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TED M. THOMAS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of August 2014

Commission expires:

10-2-2017

Katherine Crook
Notary Public

KATHERINE CROOK STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

EXHIBIT A

All matters as set forth per Plan Book 974, Page 15, said Register's Office.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.

Right-of-Way for Bixler Avenue, as much as therein may lie.

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.

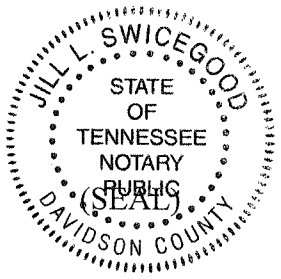
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, 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.



Jill L. Swicegood
Notary Public

My Commission Expires: 9/10/18