**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-1073

BILL GARRETT, Davidson County
Trans:T20140084441 DEEDWARR
Recvd: 11/07/14 15:02 2 pgs
Fees:13.00 Taxes:554.63
20141107-0103253

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2014

Notary Public
Commission Expires: 3-3-15

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Sean W. Power<br>716 Oak Creek Drive<br>Antioch, TN 37013 | Franklin American Mortgage Company<br>501 Corporate Centre Drive Ste 400<br>Franklin, TN 37067 | 149-02-0-059.00 |

# WARRANTY DEED

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, I/WE,

**Joshua Deane, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sean Power, an unmarried man and William Power, a married man**

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. 108 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, Page 935, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joshua Deane, an unmarried man, by Warranty Deed from James D. Vaughn and Michele A. Vaughn, husband and wife, dated 6/11/04 and recorded 6/30/04 in Instrument No. 20040630-0077909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 716 Oak Creek Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2014.

X _____
Joshua Deane

X _____
Laura Deane

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Deane and Laura Deane** 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 Round Rock, Texas this 30th day of October, 2014.

X Donna Kay Sobande
Notary Public
My Commission Expires: 9-11-2018

DONNA KAY SOBANDE
MY COMMISSION EXPIRES
September 11, 2018

(Notary Seal)