PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140088218 DEEDWARR
Recvd: 11/24/14 11:00 2 pgs
Fees:13.00 Taxes:497.65
20141124-0107873

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53774
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vera Max 3190 Hamilton Church Road Antioch, TN 37013	Peoples Home Equity 190 N Seven Oaks Dr. Knoxville, TN 37922

TAX MAP-PARCEL NUMBERS: 15000010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $134,500.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Bryan A. Rearick, unmarried, and Trina Schoenfelder, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Vera Max and Michael M. Rowell, wife and husband, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, beginning in the center of Hamilton Church Road at the Southwest Corner of the property conveyed to James E. Simmons and wife, by deed from Henry Thomas Chilton and wife, of record in Book 1726, Page 495, Register's Office of Davidson County, Tennessee; thence with the center of said road N 84° 50'W, 100 feet to the southeast corner of the Palmer property; thence N 5° 40'E, 248 feet to a stake at the southwest corner of the Annie Carter property; thence with Carter's southerly line, S 85° 40'E, 100 feet, more or less, to a point; thence S 5° 40'W, 250 feet, more or less, to the beginning.

Being the same property conveyed to Bryan A. Rearick, a single man and Trina Schoenfelder, a single woman, by Warranty Deed from Tammy Stallings, unmarried, dated January 29, 2009, recorded February 5, 2009 in Instrument No. 20090205-0009999, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; Title to that portion of the premises embraced within the bounds of Hamilton Church Road.

This is improved property, known as: 3190 Hamilton Church Road, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2014.

Bryan A. Rearick

Trina Schoenfelder

State of South Dakota
County of Minnehaha

On this 30th day of October, 2014 , before me the undersigned authority, personally appeared Bryan A. Rearick Trina Schoenfelder , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 18th, 2020

Notary

Bjorn R. Flanagan
Notary Public
SEAL
South Dakota

State of TENNESSEE
County of Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $134,500.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2014

Notary Public

My Commission Expires:

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017