WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,000.00

Affiant

Subscribed and sworn to me on February 26th, 2015.

NOTARY PUBLIC
My Commission Expires: 10/26/16

AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gary L. and Kari L. Gibbs 4830 Rainer Drive Old Hickory, TN 37138	USAA Federal Savings Bank 10750 McDemott Freeway San Antonio, TX 78288	64-8-A-112CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brent Bauer and wife, Rachel Bauer hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Gary L. Gibbs and Kari L. Gibbs, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Three, Merritt Downs of record in Instrument No. 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Brent Bauer and wife, Rachel Bauer by deed from David P. Huffaker Jr. and Jennifer Huffaker, husband and wife, dated September 15th, 2010 of record in Instrument No. 20100917-0074152, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 4830 Rainer Drive, Old Hickory, TN 37138.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

BILL GARRETT, Davidson County
Trans:T20150017592 DEEDWARR
Recvd: 03/11/15 10:25 2 pgs
Fees:13.00 Taxes:895.40
20150311-0020748

WITNESS our hands on February 26, 2015.

Brent Bauer

Rachel Bauer

Rachel Bauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 26th, 2015 before me personally appeared Brent Bauer and Rachel Bauer to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 26th, 2015.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
615-773-0520