THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150024890 DEEDWARR
Recvd: 04/06/15 11:10 2 pgs
Fees:13.00 Taxes:573.13
20150406-0029464

ADDRESS NEW OWNER:
Shana Davis
4002 Hoggett Ford Rd
Hermitage, TN 37076

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
MAP 097-02-0-A
PARCEL 247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Talia Fulton and husband, Dustin Fulton,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shana Davis, an unmarried woman,** 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. 247 on the plan of Villages of Riverwood, Section One, Phase 2A, Revision One of record Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Talia Fulton and husband, Dustin Fulton by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated August 1, 2012, filed for record in Instrument No. 20120806-0069483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20110427-0032201; Quitclaim Deed to HOA for Common Area of record in Instrument No. 20110427-0032200; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20110630-0050230 Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as 4002 Hoggett Ford Rd 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 12th day of March, 2015.

Talia Fulton

Dustin Fulton by Talia Fulton his attorney in fact
Dustin Fulton
By: Talia Fulton, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Talia Fulton, as Attorney-in-Fact for Dustin Fulton, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Talia Fulton, the bargainor(s) 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.

NOTARY PUBLIC

My Commission Expires: 7-24-17

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $154,900.00.

AFFIANT

Subscribed and sworn to before me this 12th day of March, 2015.

NOTARY PUBLIC

My Commission Expires: April 12, 2015