STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2015.

Notary Public
MY COMMISSION EXPIRES: 6/19/2019
File No. G15-2271D

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150059413 DEEDWARR
Recvd: 07/21/15 11:38 2 pgs
Fees:13.00 Taxes:333.00
20150721-0071346

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon Thornberry (NAME)	Brandon Thornberry (NAME)	43-12-54
130 Vandiver Drive (STREET ADDRESS)	130 Vandiver Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kimberly S. Rourke**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Thornberry**, 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 the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the plan of Anderson Estates, as of record in Book 1130, page 27, Register's Office for Davidson County, Tennessee, and being Lots Nos. 20 and 21 on the plan of Vandiver's Subdivision of the easterly part of said Lot No. 9 of Anderson Estates, unrecorded, and further described as follows:

BEGINNING on the easterly margin of Vandiver Drive at a point lying 1,000 feet north on the northerly margin of Old Hickory Blvd., said beginning point being the common front corner of Lots 19 and 20 on said unrecorded plan; thence with the easterly margin of Vandiver Drive, northwardly 100 feet to the common front corner of Lots Nos. 21 and 22; thence with the line between said two lots, eastwardly 157.2 feet to the low water mark of the Cumberland River; thence with said low water mark, southwardly 100.2 feet to the common rear corner of Lots Nos. 19 and 20; thence with the line between said two lots, westwardly 171.4 feet to the beginning.

BEING the same property conveyed to Everett M. Sharer from Citibank, N.A., as Trustee pursuant to the Pooling Servicing Agreement dated December 1, 1998 for the benefit of the Certificate Holders of the Mortgage Loan Asset-Backed Certificates, Series 1998 2 and for the benefit of the Financial Security, a Corporation, by Special Warranty Deed dated December 28, 1999, as Instrument No. 20000103-0000653, in the Register's Office for Davidson County, Tennessee. The said Everett M. Sharer having since died intestate April 12, 2015 leaving Kimberly S. Rourke as his only heir at law. See also Affidavit of Heirship of record in Instrument No. 20150518-0045664, said Register's Office. See also Affidavit of Heirship of record in Instrument No. 20150721-0071345, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewers/storm drainage as recorded in Book 5420, page 834, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 130 Vandiver Drive, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 17th day of July, 2015.

Kimberly S. Rourke

July 17, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kimberly S. Rourke, 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.

Witness my hand and official seal, this 17th day of July, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066