WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7761 TULEY JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher M. Tuley and Aubrey J. Tuley	United Wholesale Mortgage	182-01-0A-091.00
912 Morning Road	1414 East Maple Rd	
Antioch, TN 37013	Troy MI 48083	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATHRYN PRESTON AND MATTHEW PRESTON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTOPHER M. TULEY AND AUBREY J. TULEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 912 Morning Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 1st day of October, 2015.

Kathryn Preston by Garry Preston attorney in fact
Kathryn Preston by Garry Preston, attorney-in-fact

Matthew Preston by Garry Preston attorney in fact
Matthew Preston by Garry Preston, attorney-in-fact

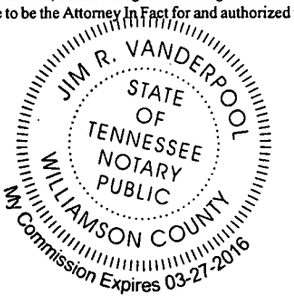
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 1st day of October, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Garry Preston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Kathryn Preston and Matthew Preston for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Kathryn Preston and Matthew Preston.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:



BILL GARRETT, Davidson County
Trans: T20150085653 DEEDWARR
Recvd: 10/07/15 14:58 2 pgs
Fees: 13.00 Taxes: 777.00

20151007-0102458

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 109, PHASE 1, SECTION 2, SUNSET HILLS, as shown on plat of record in Instrument No. 20071220-0146323, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Lindsay E. Preston, an unmarried woman, and Kathryn Preston FKA Kathryn E. Stevens, married to Kathryn Preston and Matthew Preston, wife and husband as recorded on the 17th day of December, 2012 in Instrument No. 20121217-0116171 and Warranty Deed from Lake Forest Homes, Inc. to Kathryn E. Stevens, a single woman and Lindsay E. Preston, a single woman, as joint tenants with right of survivorship as recorded on the 12th day of June, 2009 in Instrument No. 20090612-0054907, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Kathryn Preston and Matthew Preston pursuant to a power of attorney executed by the same on _____ , and being filed for in Instrument # _____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 2, SUNSET HILLS, as recorded in Instrument No. 20071220-0146323, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5894, Page 186, Book 5388, Page 713, Instrument Nos. 20070605-0067129 and 20110203-0009586 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Sunset Hills Homeowners Association, Inc. recorded at Instrument No. 20070605-0067128.

f. Easement for Underground Sanitary Sewer Line, recorded in Instrument No. 20070710-0082048.

g. Easement for Right-of-way to United Telephone Company, recorded in Instrument No. 20071109-0132386.

h. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060406-0039475 and 20071010-0120325.

i. Conveyance of open space recorded at Instrument No. 20080211-0013604.