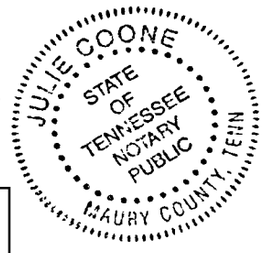
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/30/16 13:56 2 pgs
Fees:13.00 Taxes:628.63
20160330-0030078

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $169,900.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2016

Notary Public
My Commission expires: 5-28-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Micah and Casey Grooms	State Farm Bank, F.S.B.	107-13-0-107.00
1205 Thompson Place	P.O. Box 419001	
Nashville, TN 37217	St. Louis, MO 63141-9001	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 1205 Thompson Place Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Micah Grooms and Casey Grooms, a married couple,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 276 on the plan of First Addition to Miro Meadows, of record in Book 1424, page 106, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 276 fronts 99.75 feet on the southerly side of Thompson Place and runs back 163.1 feet on the easterly line and 160.5 feet on the westerly line to a dead line in the rear measuring 98.51 feet thereon.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 1205 Thompson Place Trust, from Terry A. McGowan, by deed on July 11, 2013, of record in Instrument Number 20130715-0073061, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 1205 Thompson Place Trust

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 106, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4292, page 84, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1205 Thompson Place, Nashville, TN 37217

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 28, 2016.

The 1205 Thompson Place Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 28, 2016

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.