Davidson County	DEEDWARR
Recvd: 06/23/16 14:19	2 pgs
Fees:13.00 Taxes:1063.75	
20160623-0064247	

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$287,500.00**

Affiant

Subscribed and sworn to before me, this 21st day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 5-8-18

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

GRM-163047

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven T. Poland	USAA	173-10-0A
(NAME)	(NAME)	(MAP)
3417 Turfway Lane	10750 McDermott Fwy	130.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013-4486	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Christopher R. Baumgartner, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Steven T. Poland and Courtney B. Poland, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Barnes Bend Estates, Phase 2, Section 2 of record in Plat at Instrument No. 20120816-0073613, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher R. Baumgartner by Quitclaim Deed from Meaghan Alyssa Baumgartner of record in Instrument No. 20140108-0002029 Register's Office for Davidson County, Tennessee.

Brittany Baumgartner joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Christopher Baumgartner.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3417 Turfway Lane, Antioch, Tennessee 37013-4486

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 my/our hand(s) this 21st day of June, 2016.

Christopher R. Baumgartner

Brittany Baumgartner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher R. Baumgartner and Brittany Baumgartner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of June, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018