Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive Suite 290
Brentwood, TN 37027
16-1779

Davidson County DEEDWARR
Recvd: 11/09/16 13:44 4 pgs
Fees:23.00 Taxes:814.00
20161109-0118656

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2016

Notary Public
Commission Expires: 4-10-18

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wesley B Corbett 5765 Eatons Creek Rd Joelton, TN 37080	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	029-00-0-149.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Altamont Affordable Homes, Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wesley B Corbett

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 14th Civil District of Davidson County, Tennessee described according to a survey mace by C.J. Carney, Surveyor, September 30, 1964, as follows:

BEGINNING at a point in the center of Eaton's Creek Road at the northwest corner of the property conveyed to Frank B. O'Barr and wife by deed from Agnes A. Ragan and husband, of record in Book 3807, page 583, Register's Office for said County; thence with said O'Barr's northern boundary line, south 86° east 308.9 feet to said O'Barr's northeast corner; thence with said O'Barr's eastern boundary line South 5° east 264 feet to a pin in Schnupp's northern boundary line; thence with said Schnupp's northern boundary line, south 89° east 742 feet; thence north 3° 30' east 462 feet; thence north 37° west 229 feet to a post; thence north 3° east 502 feet; thence north 87° west 627 feet to a point in the center of said road; thence with same, southwestwardly 742 feet to the beginning, containing 18.28 acres, more or less.

INCLUDED in the aforementioned description, but EXCLUDED therefrom is that portion of the above described property having been conveyed to Robert L. Jarrett and wife, Cullie Elizabeth Jarrett, of record in Book 3949, page 187, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Eaton's Creek Road at the northwest corner of the property conveyed to Frank B. O'Barr and wife, by deed from Agnes A. Ragan and husband, of record in book 3807, page 583, Register's Office for Said County; thence with said O'Barr's northern boundary line, south 86° east 308.9 feet to said O'Barr's northeast corner; thence with said O'Barr's eastern boundary line, south 5° east 264 feet to a pin in Schnupp's northern boundary line; thence with said Schnupp's northern boundary line, south 89° east 742 feet; thence north 3° 30" east 462 feet; thence north 37° west 229 feet to a post; thence north 3° east 202 feet; thence westerly 742 feet more or less to a point in the center of said Road, 300 feet southerly from the northwest corner of the tract conveyed to grantors by Frances Aita Green, et vir; thence with same, southwesterly 442 feet to the beginning, containing 14.04 acres, more or less.

BEING the same property conveyed to Altamont Affordable Homes, Inc., by Quitclaim Deed from Diana S. Finley and Gerald K. Finley, dated 6/17/16 and recorded 7/19/16 in Instrument No. 20160719-0074205, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Diana S. Finley and Gerald K. Finley, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee (appointed by instrument recorded 3/28/11 in Instrument No. 20110328-0023664), dated 5/27/16 and recorded 6/6/16 in Instrument No. 20160606-0056683, said Register's Office.

Being the same property previously conveyed to Ronald Ragan, a single person, by Deed from Shirley Davis, dated 12/22/97 and recorded 12/29/97 in Book 10736, Page 471, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5765 Eatons Creek Rd, Joelton, TN 37080.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2016.

Gerald Finley

Altamont Affordable Homes, Inc
BY: Gerald Finley, President

Diana Finley

Altamont Affordable Homes, Inc
BY: Diana Finley, Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Altamont Affordable Homes, Inc. *

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 at Brentwood, Tennessee this 7th day of October, 2016.

SUSAN T. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 4-10-18

*Diana Finley, Secretary for Altamont Affordable Homes, Inc.

*Gerald Finley, President of Altamont Affordable Homes,Inc.
*Both parties are authorized signers.

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY