STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170003126 DEEDWARR
Recvd: 01/12/17 09:48 2 pgs
Fees:13.00 Taxes:695.60
20170112-0003517

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-6937D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aubrey B. Saling (NAME) 2633 Union Hill Rd ~~313 Utley Drive~~ (STREET ADDRESS) Joelton TN 37080 ~~Goodlettsville, TN 37072~~ (CITY) (STATE) (ZIP)	Same ~~Pinnacle Bank~~ (NAME) ~~P.O. Box 331678 Its Successors and/or Assigns, ATIMA~~ (STREET ADDRESS) ~~Murfreesboro, TN 37133~~ (CITY) (STATE) (ZIP)	18-3-20

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, **Donald E. Branch, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aubrey B. Saling and Trevor Moore,** 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 Davidson County, Tennessee, being Lot No. 71 on the plan of CONNELL ESTATES, SECTION 3, as shown by plat of record in Plat Book 3600, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald E. Branch and wife, Betty R. Branch from Walter E. Bond and wife, Lillian M. Bond, by Deed dated December 1, 1970, in Book 4464, Page 698, in the Register's Office for Davidson County, Tennessee. The said Betty R. Branch having since died November 8, 2003 leaving the subject property vested in Donald E. Branch as the surviving tenant by the entirety.

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

1. Restrictions as recorded in Book 3672, page 251, Register's Office for Davidson County, Tennessee.

2. 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 3600, page 31, Register's Office for Davidson County, Tennessee.

The 2016 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.
The signature of Donald E. Branch is signed by his/her duly appointed Attorney-in-fact Amy Branch-Lambert, pursuant to the Power of Attorney recorded in Instrument No 20170112-0003516, said Register's Office.

This is improved property, known as 313 Utley Drive, Goodlettsville, TN 37072.

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 10th day of January, 2017.

DONALD E. BRANCH

By: Donald E Branch by
Amy Branch-Lambert, Attorney-in-Fact

January 10, 2017
Date

Amy Branch Lambert, Attorney in fact

STATE OF Texas

COUNTY OF Tarrant }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amy Branch-Lambert, Attorney-in-Fact for Donald E. Branch, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of January, 2017.

My Commission Expires: 06/02/2018

Notary Public

YESENIA CASTILLO
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-02-18

PREPARED BY AND RETURN TO:

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