Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 297248 DEEDWARR
10/07/2019 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20191007-0102503

WARRANTY DEED

Effective as of **October 3rd, 2019,** for and in consideration of the sum of Ten ($10.00)Dollars, cash in hand paid by the hereinafter named grantee and other good and valuableconsiderations, the receipt and sufficiency of which is hereby acknowledged, **STS ASSETS 1,LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presentsdoes transfer sell and convey unto **Jacob D. Gilley, an unmarried man,** hereinafter called theGrantee, its successors, heirs and assigns, a certain tract or parcel of land together with allimprovements thereon and appurtenances thereto, in Davidson County, State of Tennessee, anddescribed as follows:

Land in Davidson County, Tennessee, being Lot 52 on the Plan of Merritt Downs, Section Three of record in Plat at Instrument No. 20040629-0076758, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Special Warranty Deed of record at **Instrument No. 20040629-0076758** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Instrument No. 20040629-0076758 ; covenants, conditions and restrictions as set forth in Deed recorded in Instrument Nos. 20010604-0057881, 20010702-0069864, 20040716-0085315, 20040330-0035673, 20041123-0140102, 20010608-0060786, 20010608-0060785, 20040716-0085316 and 20011127-0129417; all of record in the Register's Office of **Davidson County**, Tennessee; and **2019 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

IN WITNESS the Grantor's hand in Travis County, State of Texas on this 3 day of October, 2019.

GRANTORS:

STS ASSETS 1, LLC
By: Main Street Renewal
Its: Authorized Signor

By: Alyssia Ventura
Its: Closing Supervisor

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Alyssia Ventura, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for STS ASSETS 1, LLC, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by personally signing her name as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on ~~August~~ October 3, 2019.

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021

Notary Public

My Commission Expires: 12/4/21

New Owner Name and Address to: JACOB D. GILLEY 1821 Woodland Farms Ct. Old Hickory, TN 37138 Property Address: 1821 Woodland Farms Ct. Old Hickory, TN 37138 Mail tax bills to: JACOB D. GILLEY Gardner Fin. Svcs. 3503 Pacsanos pkwy. San Antonio, TX 78231 Parcel I.D. Numbers: 064-08-0A-090.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $353,000.00. AFFIANT Subscribed and sworn to before me this 4 day of October, 2019. NOTARY PUBLIC Commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21