WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/07 12:58 2 pgs
Fees:13.00 Taxes:591.63
20070726-0088857

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Cynthia Atkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2007.

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 11/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Jaeger	USAA Federal Savings Bank	182060A04800 CO
(NAME)	(NAME)	
7850 Rainey Drive	10750 McDermott Frwy	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Joseph T. Gragg, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Jaeger, a married man, 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. 48 on the Plan of Old Hickory Hills, Section 1, a Planned Unit Development, of record in instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Joseph T. Gragg, by Warranty Deed dated December 13, 2002 from Saddlebrook Inc. of record in Instrument No. 20021217-0155140, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Joseph T. Gragg by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20070726-0088856 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7850 Rainey Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of July, 2007.

Joseph T. Gragg by

Joseph T. Gragg
By: Terry DeSelms as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of July, 2007, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Joseph T. Gragg, and acknowledged that he executed the same as the free act and deed of the said Joseph T. Gragg, through Power of Attorney granted Terry DeSelms by the said Joseph T. Gragg.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2007.

Commission expires: November 14, 2009

Tabitha N. Calhoun Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY