#14568 36633

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County	DEEDWARR
Recvd: 05/13/09 10:48	3 pgs
Fees:18.00 Taxes:542.05	
20090513-0044008	

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $146,500.00

Affiant

Subscribed and sworn to before me, this 11th **day of May, 2009.**

Notary Public
My commission expires: 7-16-2011

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

02-0808-46200

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Andrew Alexander Reggans, Jr. 1124 Twin Circle Drive Nashville TN 37217	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	149-12-0-B-062.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Adam R. Beane, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Alexander Reggans, Jr., unmarried, hereinafter called the Grantees, their successors 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. 14, on the Plan of Phase 2, Forest Cove, of record in Book 9700, Pages 976-977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam R. Beane by deed from Creola B. Jones, fka Creola B.Dickerson and husband, Darvin L. Jones dated April 13, 2006, recorded April 17, 2006, of record in Instrument No. 20060417-0043553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1124 Twin Circle Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11 day of May, 2009.

Adam R. Beane

STATE OF Ohio
COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam R. Beane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 11th day of May, 2009.

Notary Public

My Commission expires N/A

GREGORY S. BEANE, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY