BILL GARRETT, Davidson County
Trans: T20090063036 DEEDWARR
Recvd: 09/15/09 10:50 2 pgs
Fees: 13.00 Taxes: 676.73

20090915-0086048

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Map & Parcel No. 147-14-100.00

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $182,900.00.

AFFIANT

Address of New Owner:
Michael G. Silva & Laurie A. Silva
512 WESTCREST DR.
NASHVILLE, TN 37211

Sworn to and subscribed before me this 10th day of September, 2009.

Send Tax Notices To:
USAA FEDERAL SAVINGS BANK
10750 MCDERMOTT FWY
SAN ANTONIO, TX 78288

NOTARY PUBLIC My commission expires: Expires November 22, 2010

DANIELLE GRIGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, AMY C. CLENDENON, an unmarried person, and SANDRA D. REAGAN, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL G. SILVA and LAURIE A. SILVA, hereinafter referred to as Grantees, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

This is improved property, known as 512 Westcrest Drive, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 2331, page 155, in the Register's Office for Davidson County, Tennessee; and to the 2009 Davidson County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said AMY C. CLENDENON and SANDRA D. REAGAN have hereunto set their signature, this 10th day of September, 2009.

AMY C. CLENDENON **SANDRA D. REAGAN**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY C. CLENDENON and SANDRA D. REAGAN, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 10th day of September, 2009.

My commission expires: WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 14, 2009

NOTARY PUBLIC

This Instrument Prepared By:

J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:

RELS
1100 Kermit Drive, Suite 204
Nashville, TN 37217

Attachment "A": Legal Description.
Amy C. Clenendon and Sandra D. Reagan.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 339 on the Plan of Whispering Hills, Section 11-B, as of record in Book 2331, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Amy C. Clendenon, an unmarried person, and Sandra D. Reagan, an unmarried person, in equal shares, as tenants in common with right of survivorship, by Quitclaim Deed, from Sam E. Stansbury, Trustee, dated August 3, 2000, recorded August 8, 2000, of record in Instrument No. 200008080078419, Register's Office of Davidson County, Tennessee. Also acquired by instrument of record in Instrument No. 200008040077485, Register's Office for said County.