03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2010.

Notary Public
My commission expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

07-0912-84133

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessie Ann Lindsley	USAA FEDERAL SAVINGS BANK	143-01-0-B-230
230 Windsor Terrace Drive	10750 MCDERMOTT FREEWAY	
Nashville TN 37221	SAN ANTONIO, TX 78288	

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, **Janet M. Clarke, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessie Ann Lindsley,** , 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 Unit No. 230 on the Plan of Windsor Terrace Condominiums, Phase 5, of record in Book 11190, Page 93, and established by Master Deed of record in Book 7150, Page 921; Book 7729, Page 206; and Phase 5 Annex of record in Instrument No. 20000811-0079911, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet M. Clarke by deed from Gianikas Contractors, Inc. a Tennessee Corporation, dated May 23, 2001, recorded May 24, 2001 in Instrument No. 20010524-0054216 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 230 Windsor Terrace Drive, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20100002556 DEEDWARR
Recvd: 01/13/10 14:36 2 pgs
Fees:13.00 Taxes:1013.80
20100113-0003324

WITNESS my hand this 6th day of January, 2010.

Janet M. Clarke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 6th day of January, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

