BILL GARRETT, Davidson County
Trans:T20100010364 DEEDWARR
Recvd: 02/22/10 12:47 2 pgs
Fees:13.00 Taxes:481.00
20100222-0013324

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Leslie L. Workman
2446 Rychen Drive
Nashville, TN 37217

SEND TAX BILL TO:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP 149-03-0
GROUP
PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Brandon McDonald,** has this day bargained and sold, and does hereby transfer and convey unto **Leslie L. Workman, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Edge O Lake Estates, Section 6 of record in Plat Book 3700, Page 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Lot No. 401 fronts 80 feet on the easterly side of Rychen Drive and runs back between lines 150 feet on the northerly side and 162.18 feet on the southerly side to a broken line in the rear on which it measures 122.52 feet thereon.

Being the same property conveyed to Brandon McDonald by deed from The Bank of New York Mellon, as Successor Trustee under Novastar Mortgage Funding Trust, Series 2006-3 of record as Instrument No. 20091030-0100156, in the Register's Office for Davidson County, Tennessee, dated October 23, 2009.

This is improved property known as **2446 Rychen Drive Nashville, TN 37217.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3700, page 15, and restrictions in Book

3908, page 161, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 16th day of February, 2010

~~**Brandon McDonald**~~

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brandon McDonald,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

Leslie L. Workman
AFFIANT

Subscribed and sworn to before me this the 16th day of February, 2010.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014