2100 10241

Davidson County DEEDWARR
Recvd: 02/26/10 11:27 3 pgs
Fees:18.00 Taxes:475.45
20100226-0014872

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/5/2013

(AFFIX SEAL)

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy C. Bauman	Usaa Federal Savings Bank (NAME)	91-2-156.00
6111 Louisiana Avenue (ADDRESS)	10750 McDermott Fwy (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	San Antonia, TX 78288 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gina Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joy C. Bauman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 12, BLOCK 4, CHEROKEE PARK SUBDIVISION, ASW SHOWN ON PLAT OF RE4CORD IN PLAT BOOK 161, PAGE 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GINA WILSON BY WARRANTY DEED FROM DAVID L. KIRBY, UNMARRIED, RECORDED ON THE 4TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061004-0123427, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 6111 Louisiana Avenue, Nashville, TN 37209
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 16th day of February, 2010.

Gina Wilson

STATE OF Tennessee

COUNTY OF Davidson

I, DARRELL LANGE, a Notary Public of the County and State first above written, do hereby certify that Gina Wilson, personally appeared before me this 16th day of February, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of February, 2010.

Notary Public

My Commission Expires:

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, 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.

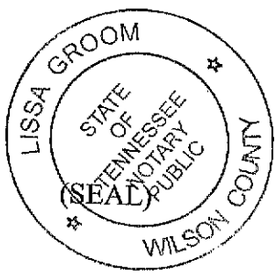
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

270600731