Return to: File Box 9-B
First Title and Escrow Co.
ftec file # 29427

BILL GARRETT, Davidson County
Trans:T20100021895 DEEDWARR
Recvd: 04/13/10 13:42 2 pgs
Fees:13.00 Taxes:736.30
20100413-0027880

THIS INSTRUMENT PREPARED
A Title Quest
Two International Plaza #601
Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert S Morrisette and Carrie Ann Morrisette	USAA Federal Savings Bank	
(NAME) 1525 Stoner Valley	(NAME) 10750 McDermott Freeway	*. 075 11 0A 019.00*
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, by the hereinafter named Grantor(s), and other and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I / we Daniel R. Newell and spouse Ginny Newell, have this day bargained and sold do hereby transfer and convey all my right, title and interest to Robert S. Morrisette and wife Carrie Ann Morrisette, the Grantee(s) herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County Tennessee, described as follows, to wit;

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Heritage Meadows First Revision, Phase One of record in Book 9700, page 167, Register's Office for said County to which Plan reference is hereby made for a more complete description.
This conveyance is subject to Restrictive Covenants of record in Book 10337, page 102, Register's Office for said County.
This conveyance is subject to all terms and provision of the By-Laws, of record in Book 10337, page 123, Register's Office for said County.
This conveyance is subject to The Plan, with Owner's Certificate, of record in Book 9700, page 167, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.
This conveyance is subject to Deed for Open Space of record as Instrument No. 20090115-0003848, Register's Office for said County.
This conveyance is subject to Charter of record in Book 11114, page 771, Register's Office for said County.
This conveyance is subject to Easement of record in Book 10613, page 652, Register's Office for said County.

Being the same property conveyed to Daniel R. Newell and spouse Ginny Newell, by deed from Denise C. Wakefield, James H. Wakefield, III and Mariea C. Wakefield, Heirs-at-Law of James H. Wakefield, Jr. and Denise C. Wakefield, individually, dated December 23, 2009 and record as Instrument No. 20091231-0119144, Register's Office for Davidson County, Tennessee.

Improved Property known as: 1525 Stoner Valley, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said Grantor(s) their heirs and assigns forever; and we do covenant with the said Grantee(s) that we are lawfully seized and possessed of said land fee simple, have 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 Grantee(s), 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 our hand this 5th day of April, 2010.

Daniel R. Newell

Ginny Newell

State of TN

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, _____, the within named 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 instrument for the purposes therein contained.

Witness my hand and seal at office this 5th day of April, 2010.

TODD M. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

Notary Public

My Commission Expires:

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is

$199,000.00

Affiant

Subscribed and sworn to before me this the 5th day of April, 2010.

(Affix Seal) Notary Public

My commission expires: 7/3/12

TODD M. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

TODD M. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012