

WARRANTY DEED

B-LP-10-1101-600

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW B. ROBERTS	USAA Federal Savings Bank	
1101 18TH AVENUE S., UNIT 600 (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	San Antonio, TX 78288-0558 (CITY) (STATE) (ZIP)	104040E60000CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s); and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES EDWARD UNDERWOOD AND CAMILLE P. UNDERWOOD,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW B. ROBERTS AKA CPT. MATTHEW B. ROBERTS AND MEGAN Y. ROBERTS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 600 TOGETHER WITH PARKING SPACE NUMBER 67, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 1101 EIGHTEENTH AVENUE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20060807-0096688 AND RE-RECORDED IN INSTRUMENT NO. 20060817-0101760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "E" TO THE AFOREMENTIONED MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES EDWARD UNDERWOOD AND CAMILLE P. UNDERWOOD, HUSBAND AND WIFE BY DEED FROM MARTIN H. HEFLIN, MANAGING MEMBER OF 1101 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20080117000545 4 ON 01/16/2008 AND FILED FOR RECORD ON 01/17/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS MASTER DEED AND BY-LAWS FILED FOR RECORD IN INSTRUMENT 200608070096688, AS RE-RECORDED IN INSTRUMENT 200608170101760, AND AS AMENDED IN INSTRUMENT 200906240058837; EASEMENT(S) AS SHOWN OF RECORD IN INSTRUMENT 200601200007509, INSTRUMENT 200601200007524, INSTRUMENT 200709260114981, AND INSTRUMENT 200710100120355, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1101 18TH AVE S, NASHVILLE, Tennessee 37221
(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 GRANTEE(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 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 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.

BILL GARRETT, Davidson County
Trans:T20100025288 DEEDWARR
Recvd: 04/28/10 11:22 2 pgs
Fees:13.00 Taxes:647.50
20100428-0032227

Witness my/our hand(s) this 22nd day of April, 2010.

JAMES EDWARD UNDERWOOD

CAMILLE P. UNDERWOOD

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES EDWARD UNDERWOOD and CAMILLE P. UNDERWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of April, 2010.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
January 7, 2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903