BILL GARRETT, Davidson County
Trans:T20100036956 DEEDWARR
Recvd: 06/17/10 13:03 2 pgs
Fees:13.00 Taxes:745.55
20100617-0047222

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD HUNTER SCHIMPFF, UNMARRIED and ALYSON ELIZABETH GREER	USAA Federal Savings Bank	
	(NAME)	
3351 Acklen Avenue	10750 McDermott Freeway	083-14-0-004
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of $10.00 ;, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Howard A. Brewington and wife, Alice H. Brewington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD HUNTER SCHIMPFF, UNMARRIED and ALYSON ELIZABETH GREER, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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(S) 5, AS SHOWN ON THE MAP ENTITLED RICHARDSON PLACE, OF RECORD IN PLAT BOOK 547, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HOWARD A. BREWINGTON AND WIFE, ALICE H. BREWINGTON, BY DEED FROM RANDOLPH HILMAN, UNMARRIED, OF RECORD IN BOOK 7805, PAGE 83, DATED MARCH 29, 1989, SAID REGISTER'S OFFICE. THE SAID HOWARD A. BREWINGTON AND ALICE H. BREWINGTON HAVING SINCE DIVORCED. ACCORDING TO THE FINAL DIVORCE DECREE THAT IS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 11299, PAGE 608, THE SAID PROPERTY IS AWARDED TO ALICE H. BREWINGTON.

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

unimproved ( )
This is improved (X) property, known as 1707 Holly Street, Nashville, TN 37206
(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 June, 2010

Howard A. Brewington

Alice H. Brewington

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard A. Brewington and wife, Alice H. Brewington, the herein bargainor(s), 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 16thh day of June, 2010.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste 111
Goodlettsville, TN 37072