Davidson County DEEDWARR
Recvd: 08/04/10 11:33 2 pgs
Fees:13.00 Taxes:1295.00
20100804-0061318

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF July, 2010.

NOTARY PUBLIC

My Commission expires: 9/8/13

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Schildt Hunter	USAA Federal Savings Bank	11516003700
(NAME) 6133 Robin Hill Rd.	(NAME) 10750 McDermott Freeway	
Nashville, TN 37205	San Antonio TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas W. Leonard, an unmarried man,** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Schildt Hunter and husband Larry Hunter** hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of West Meade Farms, Inc., Section B, as of record in Book 1835, Page 7, Register's Office for said County. Said Lot no. 18 fronts 165 feet on the southwesterly side of Robin Hill Road and runs back 308 feet on the northeasterly line and 317.2 feet on the southwesterly line to a dead line in the rear measuring 196 feet thereon.

Being the same property conveyed to Thomas W. Leonard, an unmarried man by deed from W.O. Treanor, IV, executor of Estate of William Ormsby Treanor, III dated January 10, 2005 of record in Instrument No. 20050113-0004914, Register's Office for Davidson County, Tennessee.

This is improved property known as **6133 Robin Hill Rd., Nashville, TN 37205**

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this 28th day of July , 2010.

Thomas W. Leonard by Thomas G. Andrews, III, attorney-in-Fact

STATE OF Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas G. Andrews, III, as Attorney-in-Fact for and on Behalf of Thomas W. Leonard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that he executed the foregoing instrument for and on behalf of Thomas W. Leonard, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of Thomas W. Leonard.

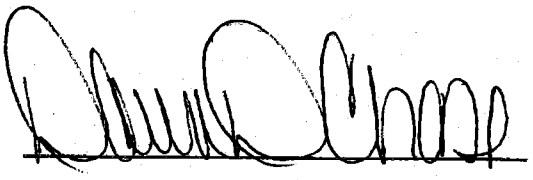
Witness my hand and official seal at office this 28th day of July 2010.

My Commission expires: 11-21-10

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Dawn Chase 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.

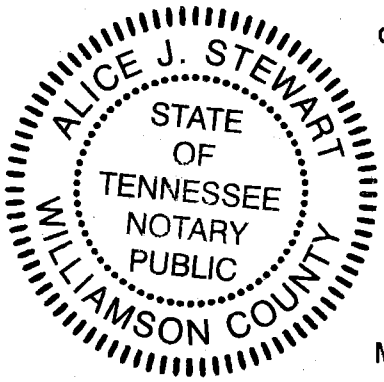


Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).