WARRANTY DEED

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Brenda Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse D. Maugans	USAA Federal Savings Bank	173-15-0A-105.00
(NAME)	(NAME)	
233 Claybrook Lane	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin Cortner and wife, Erin Cortner**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jesse D. Maugans**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 105, on the Plan of Mill Run Subdivision, A Resubdivision of Mill Run, Phase 1A, Lot 89, as shown by plat appearing of record in Instrument No. 20011009-0109754, of the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kevin Cortner by Limited Liability Warranty Deed dated February 28, 2004, from SIRVA Relocation, LLC, a Delaware Limited Liability Company of record in Instrument No. 20050303-0023738, Register's Office for said County,

Erin Cortner, wife of the above named Kevin Cortner, joins in this conveyance for the purpose of conveying any and all interest she may have in and to the above described property, especially her marital interest.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTION:

All matters as set forth on the plat of record in Instrument No. 20011009-0109754, Register's Office for said County.
Easement of record in Book 3933, Page 359, Register's Office for Davidson County.
Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easement of record in Book 10448, Page 188, Register's Office for said County.
Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for said County.
Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for said County.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, Register's Office for said County.
Charter of the Homeowner's Association of record in Instrument No. 19991207-0300674, Register's Office for said County.
QuitClaim Deed to the Homeowner's Association of record in Instrument No. 20011219-0139981, Register's Office for said County.
Any applicable Homeowner's Association Dues.
Restrictive Covenants of record in Book 11675, Page 472 and Amendments in Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876, Register's Office for said County.
Davidson County real property taxes for 2011 and subsequent years a lien, but not yet due and payable.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20110009065 DEEDWARR
Recvd: 02/14/11 09:07 2 pgs
Fees:13.00 Taxes:571.65
20110214-0012315

File No.: 01291-1022
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 233 Claybrook Lane, ~~Antioch~~ Cane Ridge, TN 37013

(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/or 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/or 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 day of February, 2011.

W. Kevin Cortner
Kevin Cortner

Erin A. Cortner
Erin Cortner

State of Tennessee
County of Sumner

Personally appeared before me Kevin Cortner and wife, Erin Cortner, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this day of February, 2011.

Notary Public Lisa Hodges
My Commission Expires: February 28, 2012

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075