WARRANTY DEED

ET-11-2228

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 04-17-11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary W. Ervin	USAA Federal Savings Bank	
310 Rachels Court East (ADDRESS)	10750 McDermott Freeway (ADDRESS)	75-7-286.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

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 JOEY STREISEL, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY W. ERVIN AND CHRISTINE ERIN ERVIN, 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:

Land in Davidson County, Tennessee, being Lot 10-A, RACHEL'S SQUARE, SECTION ONE ZONE LOT DIVISION OF LOTS , 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 AND 21, as shown on plat of record in Plat Book 5200, Page 622, amended in Plat Book 6250, Page 539, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joey Streisel by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, recorded on the 16th day of February, 2011 in Instrument No. 20110216-0013197, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF THE GRANTOR NOR GRANTOR'S SPOUSE THEREFORE SPOUSAL JOINDER IS NOT REQUIRED.

This conveyance is made subject to (1) county property taxes for the year 2011 and all subsequent years; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RACHEL'S SQUARE, SECTION ONE ZONE LOT DIVISION OF LOTS 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18,20 and 21, as recorded in Plat Book 5200, Page(s) 622, amended in Plat Book 6250, Page 539, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6619, Page 777, Book 8030, Page 757 and Instrument No. 20070619-0073174 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and (4) Charter of Homeowners Association recorded in Book 6683, Page 576.

unimproved ( )
This is improved (X) property, known as 310 Rachels Court East, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20110042709 DEEDWARR
Recvd: 07/15/11 11:45 2 pgs
Fees:13.00 Taxes:332.63
20110715-0054225

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.

Witness my/our hand(s) this 6th day of July, 2011.

Joey Streisel

STATE OF Tennessee
COUNTY OF Wilson

On this the 6th day of July, 2011, before me personally appeared Joey Streisel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of July, 2011.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520