WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/11 12:38 3 pgs
Fees:18.00 Taxes:508.75
20111103-0085812

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-2-12

(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard V. Mora and wife, Mary T. Mora	USAA Federal Savings Bank	085 12 0A 001.00
(NAME)	(NAME)	
3108 Rivers Edge Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN37214	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kristine Wehmeyer, individually and as Administratrix of the Estate of Kathy M. Wehmeyer, deceased and Laura Yancey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bernard V. Mora and wife, Mary T. Mora,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the plan of River's Edge, Section Two, Jackson Downs, Phase Two of record in Book 9700, page 414, 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 Kathy M. Wehmeyer and husband, Richard J. Wehmeyer by Deed of Fox Ridge Homes, Inc. of record in Instrument No. 20000908-0089025, said Register's Office and being dated 08/25/2000. The said Richard J. Wehmeyer predeceased his wife on October 25, 2009 and said property vested to Kathy M. Wehmeyer as the surviving tenant by the entireties. The said Kathy M. Wehmeyer died on October 25, 2009 intestate leaving her only heirs at law, her daughters, Kristine Wehmeyer and Laura Yancey. Letters of Administration were issued in the name of Kristine Wehmeyer, as sole Administrator of the estate, with Estate of Kathy M. Wehmeyer in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) No. 09P-1694.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2011 Taxes constitute a lien against said property but are not yet due and payable. All matters appearing on the Plan of record in Plat Book 9700, page 414, said Register's Office. Restrictive covenants contained in instruments of record in Book 9280, page 334, amended in Book 11098, page 1, and in Instrument No. 20100927-0076802, said Register's Office. Bylaws of River's Edge Homeowner's Association of record in Book 11098, page 21, said Register's Office. Drainage Easement of record in Book 9857, page 77, said Register's Office. Boundary plat of record in Book 7900, page 556, said Register's Office.

This property, known as 3108 Rivers Edge Drive, Nashville, TN 37214
(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.

Witness my/our hand(s) this 29th day of August, 2011.

Kristine Wehmeyer, individually and as Administratrix

Of the Estate of Kathy M. Wehmeyer, deceased

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kristine Wehmeyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself as Administratrix of the Estate of Kathy M. Wehmeyer, deceased and individually as Grantor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand, at Office, this 29th day of August, 2011.

Notary Public

My Commission Expires:
7-2-12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my/our hand(s) this 23rd day of August, 2011.

L Yancey

Laura Yancey

Tina VaJean Lawson
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Laura Yancey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor of the within named instrument, and that she, as such bargainor executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Office, this 23rd day of August, 2011.

Tina VaJean Lawson
Notary Public

My Commission Expires:

My Commission Expires April 29, 2015

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013