Davidson County DEEDWARR
Recvd: 11/17/11 13:07 3 pgs
Fees:18.00 Taxes:950.90
20111117-0090045

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2011.

Notary Public
My commission expires: May 16, 2015

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

03-1109-37305

Address of New Owner:	Send Tax Bills to:	Tax Information
John C V Robison 713 Vauxhall Drive Nashville TN 37221	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	141-15-0 D 167.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James F. Bihun and wife, Anita B. Bihun, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C V Robison and Kristina E. Robison, husband and wife, hereinafter called the Grantees, their successors and 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 Lot No. 167, on the Plan of Phase III-D "Sheffield" on the Harpeth, of record in Book 7900, Pages 710 & 712, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James F. Bihun and wife, Anita B. Bihun by deed from Joseph S. Ravenell and wife, Carolyn R. Ravenell, dated February 15, 1997, recorded May 29, 1997, in Book 10470, Page 332, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 713 Vauxhall Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0121-1335

WITNESS my hand this 3rd day of November, 2011.

James F. Bihun by Angela O'Neil atty in fact
James F. Bihun By: Angela O'Neil,
Attorney in Fact

Anita B. Bihun by Angela O'Neil atty in fact
Anita B. Bihun By: Angela O'Neil,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angela O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James F. Bihun and Anita B. Bihun and that she is authorized by James F. Bihun and Anita B. Bihun to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 3rd day of November, 2011.

Diane K. Mann
Notary Public at Large

My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

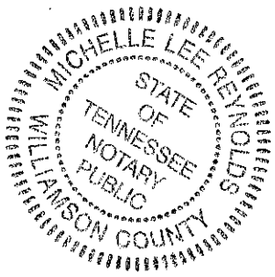
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015

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