WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BILL GARRETT, Davidson County,
Trans:T20120012379 DEEDWARR
Recvd: 02/21/12 10:02 2 pgs
Fees:13.00 Taxes:395.35
20120221-0014579

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert L. Vega-Luna	USAA Federal Savings Bank	02606003000
(NAME) 125 Brockhampton Court	(NAME) 10750 McDermott Freeway	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) 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, we, **Christie Runnels and husband Robert Runnels**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Albert L. Vega-Luna and wife, Karen Vega-Luma**, 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 Lot No. 126 the Plan of the Resubdivision of Windsor Green, Phase I, Section 1, Lots 126 & 127, as of record in Plat Book 6050, Page 158, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christie Runnels and husband, Robert Runnels by Deed from James D. Sohl and Alice D. Sohl, as co-executors of the Estate of Deborah Kim Sohl, dated 05/30/2008 and filed for record on 06/09/2008 in Instrument 200806090059114, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6050, Page 158, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6406, Page 929, said Register's Office.

Charter of record in Book 6396, Page 542 as amended in Book 8192, Page 65, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 7864, Page 369, said Register's Office.

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 125 Brockhampton Court, Goodlettsville, TN 37072

File No.: 01288-4708
SMG TN Warranty Deed

(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 our hands this 17th day of February 2012.

Christie Runnels

Christie Runnels

Robert Runnels

Robert Runnels

State of Tennessee
County of Wilson

Personally appeared before me Christie Runnels and Robert Runnels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122