Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20120013657 DEEDWARR
Recvd: 02/24/12 11:19 2 pgs
Fees:13.00 Taxes:666.00
20120224-0016173

Delinda Ann Vogel
Affiant

Subscribed and sworn to before me, this 21st day of February, 2012

Notary Public
My commission expires: 6/9/2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Glenn Tyrney	USAA Federal Savings Bank	108-12-B-3.00C0
3104 Harborwood Drive	10750 McDermott Freeway	
Nashville, TN 37214	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Delinda Ann Vogel, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Glenn Tyrney and wife, Jessica Elizabeth Tyrney,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103, on the plan of Harborview, Phase 1-A, Section One, of record in Book 6900, Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Delinda Ann Vogel by Quitclaim Deed from Clinton James Vogel of record in Book 11635, page 916, Register's Office for Davidson County, Tennessee, dated August 4, 1999. And being the same property conveyed to Clinton James Vogel and wife Delinda Ann Vogel by deed from Frank Batson Homes, Inc. of record in Book 8981, page 320, Register's Office for Davidson County, Tennessee, dated June 11, 1993.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3104 Harborwood Drive, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 21st day of February, 2012.

Delinda Ann Vogel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Delinda Ann Vogel,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 21st day of February, 2012.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011101875