RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 12-1202-74566
(Davidson County File Box 9-B)

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2012.

Beth M. Brock
Notary Public
My commission expires:

06-1202-74566

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles B. Westover, Jr. 300 Conifer Place Nashville TN 37214	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	109-01-0-014.00

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, Michelle L. Wyatt, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles B. Westover, Jr., 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. 97, Resubdivision of lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192 and Lots 194 thru 197, Lots 203 thru 206 and Lots 238 thru 240, Section Two, Larchwood, of record in Plat Book 5200, Page 207 & 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MICHELLE L. WYATT by deed from John D. Scoggin and wife, Deborah Scoggin, dated 02/25/2005, recorded 03/10/2005, of record in Instrument Number 20050310-0026582, 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 300 Conifer Place, 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 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.

BILL GARRETT, Davidson County
Trans:T20120021594 DEEDWARR
Recvd: 03/26/12 11:07 2 pgs
Fees:13.00 Taxes:466.20
20120326-0025333

WITNESS my hand this 22nd day of March, 2012.

Michelle L. Wyatt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle L. Wyatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22nd day of March, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

