WARRANTY DEED

VICKI DUTTON
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Rebecca Campbell
Affiant

Subscribed and sworn to before me, this ~~23rd~~ DAY OF April, 2012.

Vicki Dutton
Notary Public

MY COMMISSION EXPIRES: 3/1/14
(AFFIX SEAL)

~~R-RM-12-2433~~
RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda W. McMahan	USAA Federal Savings Bank (NAME)	
2433 Fairbrook Drive (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	73-7-65.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT D. BARNHART, II AND MARGARET M. BARNHART, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA W. MCMAHAN AND BRADLEY L. MCMAHAN, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 366 ON THE PLAN OF SECTION SIX, SUNSET VIEW OF RECORD IN PLAT BOOK 2900, PAGE 54 AND 55, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. BARNHART, II BY DEED FROM RICHARD E. YOUNG AND REBECCA LYNN FOSTER AND ELIZABETH A. YOUNG OF RECORD AS INSTRUMENT NO. 20030623-0086334, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 30, 2003.

BEING THE SAME PROPERTY CONVEYED TO ROBERT D. BARNHART, II AND MARGARET M. BARNHART, HUSBAND AND WIFE BY DEED FROM ROBERT D. BARNHART, II OF RECORD AT INSTRUMENT NO. 20100908-0071304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 2900, PAGE 54 AND 55 AND BOOK 6471, PAGE 26, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2433 Fairbrook Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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:T20120031249 DEEDWARR
Recvd: 04/30/12 10:51 2 pgs
Fees:13.00 Taxes:645.65
20120430-0036587

Witness my/our hand(s) this 23rd day of April, 2012.

Robert D. Barnhart, II

Margaret M. Barnhart

STATE OF Tennessee
COUNTY OF Davidson

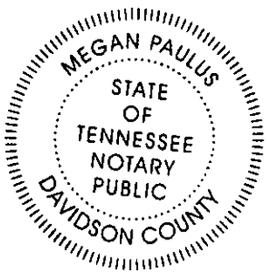
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Barnhart, II and Margaret M. Barnhart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903