WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032095 DEEDWARR
Recvd: 05/02/12 11:22 2 pgs
Fees:13.00 Taxes:1622.45
20120502-0037558

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,500.00

Jessica Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2012

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN GALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Thiel and Amy Fair	USAA	13201014800
(NAME)	(NAME)	
4054 Outer Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, TX, 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alan V. Blankenship and Lisa M. Hunter-Blankenship**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Thiel and Amy Fair**, husband and wife, hereinafter called the Grantees, their heirs 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 19 on the plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alan V. Blankenship and wife, Lisa M. Hunter Blankenship, by Warranty Deed from Gerald D. Ziegler and wife, Marilyn Ziegler dated February 18, 1999 and filed on February 23, 1999 in Book 11350, page 828, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4054 Outer Drive, Nashville, TN 37204

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 and assigns forever; and we do covenant with the said Grantees that we 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; 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 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.

Witness our hands this **27th** day of **April, 2012**

Alan V. Blankenship

Lisa M. Hunter-Blankenship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Alan V. Blankenship and Lisa M. Hunter-Blankenship**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **April, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON