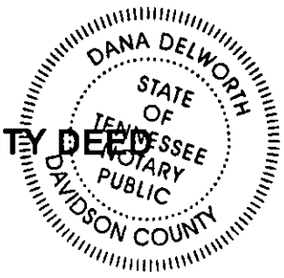
WARRANTY DEED



G-VRES-12-2416

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 01/07/2013

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
Christen A. Heilman	USAA Federal Savings Bank	
2416 Brasher Avenue (ADDRESS)	(NAME) 10750 McDermott Freeway (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78288-0558 (CITY) (STATE) (ZIP)	072-13-0-160.00

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, we FRANK S. LAMUNO, MARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTEN A. HEILMAN AND JUSTIN RUNYON, 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 102, REVISION OF PART OF TREVECCA SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 169, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FRANK S. LAMUNO, A MARRIED PERSON BY WARRANTY DEED FROM JEFFREY ALLEN NAPIER AND WIFE, JENA ANN NAPIER, RECORDED ON THE 28TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060228-0023214, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY WAS INVESTMENT PROPERTY. THIS PROPERTY HAS NEVER BEEN USED AS THE PRINCIPAL MARITAL RESIDENCE FOR FRANK S. LAMUNO AND WIFE, OLYMPIA C. LAMUNO.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 169 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2416 Brasher Avenue, Nashville, Tennessee 37206
(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:T20120037670 DEEDWARR
Recvd: 05/22/12 14:44 2 pgs
Fees:13.00 Taxes:460.65
20120522-0044431

Witness my/our hand(s) this 18th day of May, 2012.

Frank S. Lamuno

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank S. Lamuno, 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 18th day of May, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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