WARRANTY DEED

G-VRES-12-3241

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Mark Randy Rice Jr.

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/2014

(AFFIX SEAL)

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
Mark Randy Rice, Jr.	USAA Federal Savings Bank	
3241 Harpeth Springs Drive (ADDRESS)	10750 McDermott Freeway (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	San Antonio, TX 78288-0558 (CITY) (STATE) (ZIP)	141-6-D-162.00 CO

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 NATALIE J. ROSSIER, A SINGLE PERSON , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK RANDY RICE JR. AND JOY JANENE RICE, HUSBAND AND WIFE , 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 UNIT 132, RIVERBRIDGE COMMUNITY, AS SHOWN ON PLAT OF RECORD IN INATRUMENT NO. 20030213-0019999, 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 NATALIE J. ROSSIER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 13TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040413-0041548, RE-RECORDED AT INSTRUMENT NO. 20040329-0034925, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH OF RECORD IN INSTRUMENT NO. 20030213-0019999; BOUNDARY PLAT OF RECORD IN INSTRUMENT NO. 20020709-0082561; RIGHT OF WAY DEDICATION OF RECORD IN INSTRUMENT NO. 20081208-0118318; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20030205-0016032 AND 20050520-0056889; BY-LAWS OF RECORD IN INSTRUMENT NO. 20030218-0020987; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20030218-0020986; EASEMENTS OF RECORD IN BOOK 7601, PAGE 415 AND BOOK 1298, PAGE 244; COVNEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20030303-0027398; STORMWATER DETENTION OF RECORD IN INSTRUMENT NO. 20021217-0155374 AND AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 3241 Harpeth Springs Drive, Nashville, Tennessee 37221
(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:T20120042930 DEEDWARR
Recvd: 06/11/12 13:47 2 pgs
Fees:13.00 Taxes:425.13

20120611-0050871

Witness my/our hand(s) this 31st day of May, 2012.

Natalie J. Rossier by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Natalie J. Rossier and who acknowledged he executed the same as the free act and deed of the said Natalie J. Rossier.

Witness my hand and official seal, this the 31st day of May, 2012.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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