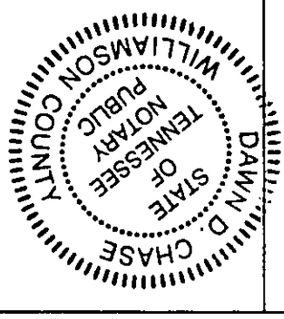
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2012

Notary Public:

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sonny B. Zuliani	USAA Federal Savings Bank	Parcel ID:
6640 Valleypark Dr.	10750 McDermott Freeway	126160A07000
Nashville, TN 37221	San Antonio Tx 78288	

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, we

Dana R. Bannerman and wife, Amy D. Bannerman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sonny B. Zuliani and wife, Brooke K. Zuliani

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:

BEING Lot No. 70, on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dana R. Bannerman and wife, Amy D. Bannerman, by Special Warranty Deed from Turnberry Homes, L.L.C., aTennessee limited liability company, of record in Instrument 20021101-0133893, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instruments 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (4) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (5) Easement to Tennessee Electric Power Company of record in Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4257, Page 647, said Register's Office; (6) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, said Register's Office; (7) Subject to the flow of the Harpeth River; (8) Landscape Easement of record in Instr. 20010919-0101280, said Register's Office; (9) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office; (10) Stormwater Easement of record in Instrument 20010919-0101279, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6640 Valleypark Dr., Nashville, TN 37221

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, 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 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:T20120051836 DEEDWARR
Recvd: 07/13/12 13:59 2 pgs
Fees:13.00 Taxes:939.80
20120713-0061828

Witness our hands this 2nd day of July, 2012.

Dana R. Bannerman

Amy D. Bannerman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana R. Bannerman and Amy D. Bannerman, 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 at Nashville, Tennessee, this 2nd day of July, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.