Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Heather Woods
Affiant

Subscribed and sworn to before me, this 13th day of July, 2012.

Theresa K Bradley
Notary Public
My commission expires: 5/19/14

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 07/16/12 12:59 2 pgs
Fees:13.00 Taxes:1368.63
20120716-0062347

03-1205-37743

Address of New Owner:	Send Tax Bills to:	Tax Information
Reginald E. Ivory, Jr.	USAA Federal Savings Bank	172-14-0-B 061.00 CO
108 Shepards Square	10750 Mc Dermott Freeway	
Nashville TN 37211	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joann Neely and husband, John E. Neely, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Reginald Eugene Ivory, Jr. and wife, Catherine H. Ivory, hereinafter called the Grantees, their successors 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 No. 61 on the Plan of Cluster Lot Development Winfield Park, Phase 2, Section 1, Revision 1, of record in Plat at Instrument No. 20010313-0024106, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joann Neely and husband John E. Neely, by deed from James C. Kannon, Jr., and wife, Terri H. Kannon, dated September 10, 2004, recorded September 14, 2004, in Instrument No. 20040914-0110938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 108 Shepards Square, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, 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 my hand this 13th day of July, 2012.

Joann Neely

John E. Neely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joann Neely and John E. Neely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of July, 2012.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015