WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054881 DEEDWARR
Recvd: 07/26/12 10:52 2 pgs
Fees:13.00 Taxes:654.90
20120726-0065747

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

M. KRISTIN SELPH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Beyer	USAA FEDERAL SAVINGS BANK	Map 141-7-B
(NAME)	(NAME)	
7005 Somerset Farms Circle	10750 McDERMOTT FREEWAY	Parcel 131 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAN ANTONIO TX. 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RHONDA HAND ALLOTTO, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY BEYER AND CELESTE BEYER, 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 No. 159 on the Plan of First Revision Somerset Farms, Section 4, Phase 2, of record in Plat Book 9700, page 565, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rhonda Hand, unmarried, by deed from Nancy Lee Scrugham, an unmarried person, of record in Instrument No. 20090227-0017334, said Register's Office. Rhonda Hand has since married and is now known as Rhonda Hand Allotto.

Steven J. Allotto joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 565, said Register's Office; (c) restrictive covenants of record in Book 8556, page 1, Book 9383, page 526, Book 9662, page 869, Book 10190, page 182 and Book 10410, page 89, said Register's Office; and (d) Bylaws of record in Book 8556, page 25, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7005 Somerset Farms Circle, 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 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.

Witness my hand this 11TH day of July, 2012.

Rhonda Hand Allotto
Rhonda Hand Allotto

Steven J. Allotto
Steven J. Allotto

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 Rhonda Hand Allotto, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

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 Steven J. Allotto, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch (city), Tennessee this 11 day of July, 2012.

Commission expires:

My Commission Expires
November 7, 2012

Notary Public

GORDON WEIGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.