RETURN TO Stewart Title Company 1630 NW Broad St., Suite 100 Murfreesboro, TN 37129 File # 01291-1614	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$300,000.00** Affiant Subscribed and sworn to before me, this the 10th day of July, 2012. Notary Public My commission expires: May 10, 2015 (AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alan R. Napier	USAA Federal Savings Bank	**171-03-0A-167.00CO**
1301 Fort Sumter Place	10750 McDermott Freeway	
Brentwood, TN 37027	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 ACKNOWLEDGE, WE,

Nan R. Berrian, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan R. Napier and Marcia A. Drane, 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(s) 68, as shown on the map entitled Section 6B, Fredericksburg, of record as Plat Book 7900, page 509, amended in Plat Book 9700, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nan R. Berrian, unmarried, by Warranty Deed from Lisa L. Bradford, of record as Instrument No. 20050519-0056646, recorded May 19, 2005, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1301 Fort Sumter Place, Brentwood, TN 37027**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 10th day of July, 2012.

Nan R. Berrian
Nan R. Berrian

BILL GARRETT, Davidson County
Trans:T20120055377 DEEDWARR
Recvd: 07/27/12 12:04 2 pgs
Fees:13.00 Taxes:1110.00
20120727-0066413

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Nan R. Berrian**, the bargainor(s) 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, at office, this **10th** day of **July, 2012.**

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

