WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2012

Notary Public

MY COMMISSION EXPIRES: 10-19-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari L. Smith	USAA Federal Savings Bank	149-15-A-252.00
(NAME)	(NAME)	
1633 Bridgecrest Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jon Wahl and Donna Wahl**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kari L. Smith, an unmarried person**, 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. 319 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D., of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jon Wahl and Donna Wahl, married, by Warranty Deed from Ole South Properties, Inc., dated November 27, 2002, filed December 11, 2002, in Instrument No. 20021211-0152461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1633 Bridgecrest Drive, Antioch, TN 37013

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, has 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:T20120058026 DEEDWARR
Recvd: 08/06/12 13:03 2 pgs
Fees:13.00 Taxes:505.05

20120806-0069777

Witness our hands this **31st** day of **July, 2012**

Jon Wahl

Donna Wahl

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jon Wahl and Donna Wahl**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **July, 2012**

Notary Public

My commission expires: _____

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # D1291-1699