Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $226,000.00

Affiant

Subscribed and sworn to before me, this 8 day of AUGUST 2012

Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120060452 DEEDWARR
Recvd: 08/14/12 13:24 2 pgs
Fees:13.00 Taxes:836.20
20120814-0072640

Address of New Owner:	Send Tax Bills to:	Tax Information
James J. Gardner	USAA Federal Savings Bank	14000001402
8314 McCrory Lane Nashville, TN 37221	10750 McDermott Freeway 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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Genyth Thompson Warren and husband, Kenneth E. Warren,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James J. Gardner and wife, Kelly Christina Gardner,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made for Steve Draper, March 26, 1973, as follows:

Beginning in the center of McCrory Lane in the northwesterly line of the property conveyed to Alfred C. Rutherford and others, by deed from G.T. Developers, Inc., of record in Book 3610, page 227, Register's Office for Davidson County, Tennessee; thence with said line North 46 deg. East 436 feet, thence North 2 deg. East 101 feet to an iron pin; thence North 85 deg., 30' West 200 feet to an iron pin; thence South 43 deg. 20' West 377 feet to the center of McCrory Lane; thence with the center of said Lane South 45 deg. East 200 feet to the beginning, containing 2.2 acres, more or less.

Being the same property conveyed to Genyth Thompson Warren and husband, Kenneth E. Warren by deed from Barry J. Abraham and wife, Rosalie S. Abraham of record in Instrument No. 200008070078095, Register's Office for Davidson County, Tennessee, Dated July 31, 2000.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 8314 McCrory Lane, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 8th day of August, 2012.

Genyth Thompson Warren

Genyth Thompson Warren

Kenneth E. Warren

Kenneth E. Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Genyth Thompson Warren and Kenneth E. Warren,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of August, 2012.

Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2012072170