WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120068795 DEEDWARR
Recvd: 09/13/12 08:28 2 pgs
Fees:13.00 Taxes:684.50
20120913-0082969

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2012.

Notary Public

My commission expires: 3/2/15
(AFFIX SEAL)

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul P. Scheppf	USAA Federal Savings Bank	**Map 098-05-0-A Parcel 009.00co**
6136 Hampton Hall Way	10750 McDermott Freeway	
Hermitage, TN 37076	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary B. Webb and Jackie A. Webb, husband and wife

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

Paul Scheppf, unmarried

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. 9 on the Plan of Hampton Hall, a Planned Unit Development, Section 1, of record in Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Gary B. Webb and Jackie A. Webb, husband and wife, by Deed from Beazer Homes Corp. DBA Phillips Builders of record in Book 11267, Page 289, Register's Office for Davidson County, Tennessee, and Instrument of Correction dated January 19, 1999, of record in Book 11345, Page 616, said Register's Office.

THIS conveyance is subject to Declaration of Protective Covenants, of record in Book 10278, Page 257, and as amended in Book 10301, Page 184, Book 10444, Page 460, and Book 10640, Page 947, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **6136 Hampton Hall Way, Hermitage, TN 37076**

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 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/our hand(s) this **31st** day of **August, 2012.**

Gary B. Webb

Jackie A. Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary B. Webb and Jackie A. Webb,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2012.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.