WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120077391 DEEDWARR
Recvd: 10/11/12 12:22 2 pgs
Fees:13.00 Taxes:495.80
20121011-0093277

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary D. Weatherford	USAA Federal Savings Bank	10804005600
(NAME)	(NAME)	
857 Norwalk Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78288-0558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dolores Evans Pusl, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary D. Weatherford, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 91, on the plan of Larchwood, Section Two, of record in Plat Book 5200, Pages 57-59, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ferdinand Pusl, Jr. by Deed from Secretary of Housing & Urban Development, dated 10/26/1994 and filed for record on 11/03/1994 in Book 9511, Page 68, Register's Office for Davidson County, Tennessee.

The said Ferdinand Pusl died testate on 4/24/2009 devising subject property to Dolores Mae Evans as evidenced by the Last Will and Testament of Ferdinand Pusl filed in Docket No 09P972, in the Probate Court Clerk's Office for Davidson County.

Being further conveyed to Dolores Evans Pusl by Deed from Dolores Evans Pusl, Executrix of the Estate of Ferdinand Pusl Jr., dated 12/11/2009 and filed for record on 12/31/2009 in Instrument 200912310118979, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 57, Plat Book 5200, Page 58, Plat Book 5200, Page 59, said Register's Office.
Restrictions of record in Book 5479, Page 443, as amended of record in Book 5681, Page 532, as amended of record in Book 5688, Page 696, as amended of record in Book 6011, Page 130, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 857 Norwalk Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of October, 2012.

Dolores Evans Pusl

State of Tennessee
County of Wilson

Personally appeared before me Dolores Evans Pusl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of October, 2012.

Notary Public
My Commission Expires: 11-5-2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122