BILL GARRETT, Davidson County
Trans:T20120079277 DEEDWARR
Recvd: 10/18/12 11:12 2 pgs
Fees:13.00 Taxes:259.00
20121018-0095646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Tyler Orvick
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2012.

Jessica Rigsby
NOTARY PUBLIC

My Commission Expires: 5-5-2015

JESSICA RIGSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 5, 2015

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tyler Ray Orvick 810 Bellevue Road Unit 196 Nashville, TN 37221	USAA F.S.B. 10750 McDermott Freeway San Antonio, TX 78288	142-06-oA-196 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SABIN R. THOMPSON AND WIFE, VICKI L. THOMPSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TYLER RAY ORVICK

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Building No. 27, Unit No. 196, and Garage No(s). 3, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Plat Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wailcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PATRICIA LEE NEWTON, MARRIED, by deed from THE PEPPERTREE COMPANY, of record in Book 6028, page 311, dated February 1, 1983, said Register's Office. Then being further conveyed to SABIN R. THOMPSON, by Quitclaim Deed from PATRICIA LEE NEWTON, SABIN R. THOMPSON AND DEBORAH C. MCFALL, of record in Book 8812, page 413, dated December 1, 1992, said Register's Office. Then being further conveyed to SABIN R. THOMPSON AND WIFE, VICKI L. THOMPSON, by Quitclaim Deed from SABIN R. THOMPSON AND ANNA K. WHEELER, of record in Book 10045, page 950, dated May 7, 1996, said Register's Office.

This improved property is known as 810 Bellevue Rd, Unit 196, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16 day of October, 2012.

Sabin R. Thompson

Vicki L. Thompson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sabin R. Thompson and Vicki L. Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of October, 2012.

Jessica Rigsby
Notary Public

My commission expires: 5-5-2015

JESSICA RIGSBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015