File No. 121130

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120087613 DEEDWARR
Recvd: 11/16/12 09:14 2 pgs
Fees:13.00 Taxes:584.60
20121116-0105725

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Elaine C Mellanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2012.

Mary Burtright
Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

MARY BURTRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dustin Hergert	USAA Federal Savings Bank	108-15-OA-005.00
(NAME)	(NAME)	
721 Woodcraft Dr.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, WE, Steven R. McVey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin Hergert and Beth Hergert, husband and wife, 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 David County, Tennessee, being Lot No. 5 on the Plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.) of record in Book 9700, Page 384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven R. McVey by deed from Jon G. Williams, unmarried, dated 3/31/11 and recorded on 4/11/11 in Book 9700, page 384, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 5984, page 865; and as amended in Book 6020, Page 270, Book 6097, Page 11, and Book 6132, Page 221, and Book 6353, Page 307, Book 6560, Page 667, book 10420, Page 228, Book 11044, Page 988, said Register's Office.

Subject to a sewer easement of record in Book 6147, Page 893, and Book 6147, Page 885, said Register's Office.

Subject to an ingress and egress easement of record in Book 6071, Page 491, and Book 6071, page 482, said Register's Office.

Subject to an easement to Metro Airport of record in Book 10099, Page 511, and Book 10101, page 613, said Register's Office.

File No. 121130

unimproved ☐

This is improved ☒ property, known as 721 Woodcraft Dr., 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 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, 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 hand this 9th day of November, 2012.

Steven R. McVey

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 9th day of November, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016