THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12071298** **RETURN TO** Stewart Title Company 1630 NW Broad St., Suite 100 Murfreesboro, TN 37129 File # 01291-1013	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $402,000.00 Debbie A Headrick Affiant Subscribed and sworn to before me, this 16th day of November, 2012. CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY Notary Public My Commission Expires: May 14, 2015

WARRANTY DEED

Address New Owner: Jennifer Stewart Mehr and Cyrus Mehr 5228 Ravens Glen Nashville TN 37211	Send Tax Bills To: USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 172-14-0B-251.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn P. Ervin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer S Mehr and Cyrus B. Mehr, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Subdivision Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn P. Ervin by Quitclaim Deed from D. Robert Ervin of record at Instrument No. 20040726-0089041, Register's Office for Davidson County, Tennessee, dated July 12, 2004.

D. Robert Ervin joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Kathryn P. Ervin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable,

Subject to all matters shown on the Plan of record as Instrument Number 20030422-0052787, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11113, Page 691, Instrument No. 20001211-0122000, re-recorded in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Davidson County DEEDWARR
Recvd: 11/26/12 13:13 3 pgs
Fees:18.00 Taxes:1487.40
20121126-0108292

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws appended to restrictions of record in Book 11113, Page 717, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 11124, Page 852 and Book 11628, page 204, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5228 Ravens Glen Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2012.

Kathryn P. Ervin

D. Robert Ervin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn P. Ervin and D. Robert Ervin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2012.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

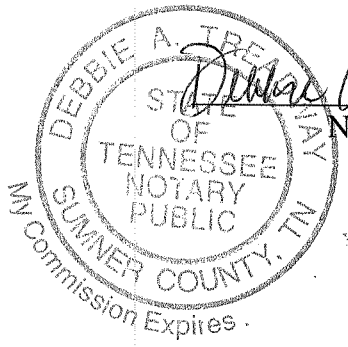
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 4/23/2013