WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of November, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sean Diaz	USAA Federal Savings Bank	151-10-A-135CO
7036 S.Hampton Dr.	10750 McDermott Freeway	
Antioch, TN 37013	San Antonio, TX 78230	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jenny E. Okpobrisi, Unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sean Diaz and Michelle Ann Diaz husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 70, Phase Two, Villages of Long Hunter as shown by plat of record in Plat of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jenny E. Okpobrisi, Unmarried from Ole South Properties, Inc., by Warranty Deed on September 12, 2002 of record in Instrument Number 20021018-0128393, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 151-10-A-135CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010531-0056382; amended in Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20041022-0127537, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8197, Page 288; Book 9661, Page 919; Book 2338, Page 466; Book 8358, Page 91; Book 8358, Page 94; Instrument Number 20000906-0088271; Instrument Number 20000906-0088272 and Instrument Number 200001030-0107415, Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423, in said Register's Office, and Judgment of record in Book 4535, Page 351, in said Register's Office for a 150 foot wide easement for the use of the Tennessee Valley Authority.
- Reservation for a graveyard and right-of-way 20 feet wide for ingress and egress thereto as set out in deed of record in Book 1115, Page 302 and in Book 1101, Page 457, Register's Office for Davidson County, Tennessee.
- Charter for Villages of Long Hunter of record in Instrument Number 20010531-0056381, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/04/12 14:51 2 pgs
Fees:13.00 Taxes:444.00
20121204-0111600

This is improved property known as: **7036 S. Hampton Dr. a/k/a 7036 S. Hampton Blvd., Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2012.

Jenny Okpobrisi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jenny E. Okpobrisi, Unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2012

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY