Warranty Deed

Davidson County DEEDWARR Recvd: 01/30/13 12:19 2 pgs Fees:13.00 Taxes:920.71 **20130130-0009652**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $248,840.00. Affiant Subscribed and sworn to before me, this the 25th day of January, 2013. Notary Public My commission expires: 1-6-2015
NOTARY PUBLIC AT LARGE Carl E. Dunphy II My Commission Expires 1-6-2015 STATE OF TENNESSEE	

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Kimmel Kimberly Dana	USAA Federal Savings Bank	
1116 North 6th Street	10750 McDermott Freeway	082-04-0-017.00
Nashville, TN 37207	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY EARWOOD, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT KIMMEL AND KIMBERLY DANA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 127 and the Southerly 24 feet of Lot No. 126 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and said part of said Lot front 55 feet on the Westerly side of North 6th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Jerry Earwood, a married man by Warranty Deed from Lisa D. McCullough, a single woman, as to a 75% undivided interest and Samuel McCullough, a single man, as to a 25% undivided interest of record at Instrument No. 20120601-0047885, Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 01, 2012.

Being the same property previously conveyed to Lisa D. McCullough and Deatrice McCullough by Quitclaim Deed from Samuel P. McCullough of record at Instrument No. 20100224-0014039, Register's Office for Davidson County, Tennessee, dated February 24, 2010 and recorded on February 24, 2010.

** Neither Grantor, nor Grantor's spouse, Linda Earwood, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1116 North 6th Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of January, 2013.

Jerry Earwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry Earwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of January, 2013.

Notary Public

My Commission Expires: 9-9-2014

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