WARRANTY DEED

KW12-0751

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/28/2014
(AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Z. Black	USAA FEDERAL SAVINGS BANK	
751 Tulip Grove Rd. Apt.# 1104 (ADDRESS)	(NAME) 10750 McDermott Freeway (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	075-12C-055.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we UNDER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA Z. BLACK, * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* MARRIED

Land in Davidson County, Tennessee, being Lot No. 55 (Unit No. 1104), on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Plat Instrument No. 20001010-0100359, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Under Construction, LLC, a Tennessee limited liability company by Deed from Bryan L. Teel, unmarried of record in Instrument No. 20090604-0051968, Register's Office for Davidson County, Tennessee, dated April 6, 2009 and recorded on June 4, 2009.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat in Inst. No. 20001010-0100359, Book 11653, page 251, Inst. No. 200007180070532, Inst. No. 20010212-0013362, Book 11653, page 248, Inst. No. 20091027-0098890, and Book 4126, page 977, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 751 Tulip Grove Rd. Apt.# 1104, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of January, 2013.

Under Construction, LLC, a Tennessee limited liability company

BY: Under Construction LLC / Bryan L Teel
Bryan L. Teel

BILL GARRETT, Davidson County
Trans: T20130009322 DEEDWARR
Recvd: 02/04/13 10:14 2 pgs
Fees: 13.00 Taxes: 480.63

20130204-0011204

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of January, 2013, before me personally appeared Bryan L. Teel, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Under Construction, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of January, 2013.

Notary Public

My Commission Expires: 8/29/2016

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959