THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 39533

Davidson County DEEDWARR
Recvd: 03/28/13 08:54 4 pgs
Fees:23.00 Taxes:827.88
20130328-0030380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 ($223,750.00) DOLLARS, cash in hand paid by CALEB B. WIEDEMAN and wife, DEBORAH BRANDETSAS WIEDEMAN, receipt of which is hereby acknowledged, we, MATTHEW B. MORRISON and wife, VIRGINIA A. MORRISON, have bargained and sold, and by these presents transfer and convey unto the said CALEB B. WIEDEMAN and wife, DEBORAH BRANDETSAS WIEDEMAN, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot 383 on the Final Plan of Riverwalk, Phase 4-C, as shown by the plat appearing of record in Instrument No.20060328-0035052, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew R. Morrison and wife, Virginia A. Morrison, by deed from The Craig Company, a Tennessee corporation, dated July 5, 2007, and of record at Instrument No. 20070713-0083646, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Riverwalk of record in Instrument No. 20011105-0121083; and as amended in Instrument No.20020424-0050565, Instrument No. 20040430-004913, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Instrument No. 20011024-0115969, as revised in Instrument No. 20060328-0035052, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Declaration of Road and Utility Access Easement of record in Instrument No.20010706-0072536, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 2002119-0413687, Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Landscape Agreement of record in Instrument No. 20010919-0101280, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, all in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements and rights granted to the Tennessee Electric Power Company, of record in Book 751, Page 375; and Book 787, Page 7, both in the Register's Office of Davidson County, Tennessee.

This conveyance may be subject to easements and right-of-ways taken by the Tennessee Valley Authority as set forth in Declaration of Taking in Book 4205, Page 194; with Judgment of record in Book 4226, Page 715, all in the Register's Office of Davidson County, Tennessee.

This conveyance may be subject to easements and right-of-ways granted to the Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4527, Page 647, in the Register's Office of Davidson County, Tennessee.

This conveyance may be subject to easements and rights granted to the Nashville, Chattanooga and St. Louis Railway as set forth in Book 513, Page 396, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Riverland Drive.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CALEB B. WIEDEMAN and wife, DEBORAH BRANDETSAS WIEDEMAN, their heirs and assigns, forever. And we do covenant with the said CALEB B. WIEDEMAN and wife, DEBORAH BRANDETSAS WIEDEMAN, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said CALEB B. WIEDEMAN and wife, DEBORAH BRANDETSAS WIEDEMAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 22nd day of March, 2013.

MATTHEW B. MORRISON

VIRGINIA A. MORRISON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, MATTHEW B. MORRISON and wife, VIRGINIA A. MORRISON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of March, 2013.

NOTARY PUBLIC

My Commission Expires: June 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $223,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Debbie R. Headway
AFFIANT

Sworn to and subscribed to before me this 22nd day of March, 2013.

NOTARY PUBLIC

My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

****

Tax Map 126160A62800CO

ADDRESS OF NEW OWNERS:
Mr. and Mrs. Caleb B. Wiedeman
7437 Riverland Drive
Nashville, TN 37221

SEND TAX BILLS TO:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

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.

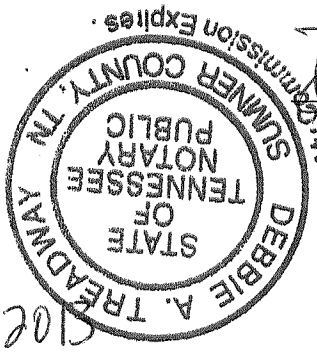
Attorney or Custodian

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: 4/23/2015