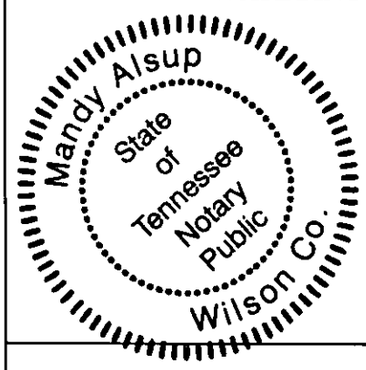
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-20-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald L. Altgilbers	USAA Federal Savings Bank	095-02-0-004.00
(NAME)	(NAME)	
2140 Guaranty Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **David Martin Allen and wife, Jennifer Leigh Allen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald L. Altgilbers, unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 75 on the Map of Donelson Hills as of record in Book 2331, pages 22 and 23, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Martin Allen and wife, Jennifer Leigh Allen, by Warranty Deed from Robert Barnes Cron and wife, Nell Cron, dated June 15, 2005, of record in Instrument No. 20050617-0069620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2331, pages 22 and 23; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2140 Guaranty Drive, Nashville, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20130027829 DEEDWARR
Recvd: 04/05/13 12:49 2 pgs
Fees:13.00 Taxes:492.10
20130405-0033821

Witness our hands this 29th day of March, 2013.

David Martin Allen

Jennifer Leigh Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David Martin Allen and Jennifer Leigh Allen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of March, 2013.

Notary Public

My Commission Expires:

