BILL GARRETT, Davidson County
Trans:T20130036176 DEEDWARR
Recvd: 05/01/13 14:55 2 pgs
Fees:13.00 Taxes:1420.80

20130501-0043834

WARRANTY DEED

R-USAA-13-1506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOU CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie Babin	USAA Federal Savings Bank	
1506 Holly St (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78288-0558 (CITY) (STATE) (ZIP)	083-13-0-370.00

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 WILLIAM M. MEYERS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURIE BABIN, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 OF BLOCK "F" IN THE SUBDIVISION OF THE HOME PLACE OF MRS. ELIZA M. LINDSLEY, DECEASED, OF RECORD IN PLAT BOOK 2, PAGE 92, IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. MEYERS, A SINGLE PERSON BY WARRANTY DEED FROM D. LAYTON BRADEN AND WIFE, ANN S. BRADEN OF RECORD AT INSTRUMENT NO. 20090106-0001374, DATED JANUARY 05, 2009 AND RECORDED ON JANUARY 06, 2009, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PPLAT BOOK 2, PAGE 92, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

ABBY MEYERS JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 1506 Holly St, Nashville, Tennessee 37206
(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 30 day of April, 2013.

William M. Meyers by John Gleaves as Attorney in Fact

Abby Meyers by John Gleaves as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM M. MEYERS AND ABBY MEYERS and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM M. MEYERS AND ABBY MEYERS.

Witness my hand and official seal, this the 30th day of April, 2013.

Notary Public
My Commission Expires: January 9, 2016

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903