BILL GARRETT, Davidson County
Trans:T20130038908 DEEDWARR
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Fees:18.00 Taxes:1258.00
20130509-0047038

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary W. Williams and wife, Donna R. Williams,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **William Joseph Yeager and wife, Kathryn A. Roeder,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Revision One, Section One Brentwood Chase, of record in Plat Book 9700, pages 936-941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gary W. Williams and wife, Donna R. Williams by Deed from Weekley Homes LP, a Delaware limited partnership, dated 05/15/2000 and filed for record on 05/17/2000 in Instrument 200005170049740, Register's Office for Davidson County, Tennessee.

Map & Parcel: 160160B01600CO

This property is known as: **6156 Brentwood Chase Dr., Brentwood, TN 37027**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 7th day of May, 2013.

Gary W. Williams, Grantor

Donna R. Williams, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Williams and Donna R. Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of May, 2013.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/27/16

Grantee(s) Name, Address:	Send Tax Statement To:
William Joseph Yeager and Kathryn A. Roeder	USAA Federal Savings Bank
6156 Brentwood Chase Dr.	10750 McDermott Freeway
Brentwood, TN 37027-4443	San Antonio, TX 78288

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$340,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7th day of May, 2013.



(Seal)

William Yeager
Affiant

William Yeager
Type or Print Name

Notary Public

My commission expires:

12/27/16

W Davis
Type or Print Name