338,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

B-USAA-13-1420

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Marcarelli (NAME)	USAA Federal Savings Bank (NAME)	
1420 Stratton Ave (ADDRESS)	10750 McDermott Freeway (ADDRESS)	083-05-0-408.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

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 **ADRIENNE E. JOHN COOPER AND RYAN COOPER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN MARCARELLI AND DOLLY MARCARELLI, HUSBAND AND WIFE,** 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 THE EASTERLY HALF OF LOT NO. 6 IN THE SUBDIVISION OF THE ORDWAY PROPERTY (FORMERLY THE EIGHTEENTH CIVIL DISTRICT) NOW IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE OF RECORD IN PLAT BOOK 57, PAGE 88, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID EASTERLY HALF OF LOT NO. 6 FRONTS FIFTY (50) FEET ON THE SOUTH SIDE OF STRATTON AVENUE, AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES TO TWO HUNDRED AND THIRTY-THREE (233) FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ADRIENNE JOHN AND RYAN COOPER BY DEED FROM JEFFREY S. MILLER AND WIFE, JULIE E. MILLER OF RECORD AT INSTRUMENT NO. 20070919-0112142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 14, 2007 AND RECORDED ON SEPTEMBER 19, 2007.

THE SAID ADRIENNE JOHN AND RYAN COOPER ARE NOW MARRIED. ADRIENNE JOHN IS NOW KNOWN AS ADRIENNE E. JOHN COOPER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 88 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1420 Stratton Ave 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.

BILL GARRETT, Davidson County
Trans:T20130044875 DEEDWARR
Recvd: 05/30/13 09:41 2 pgs
Fees:13.00 Taxes:1250.60
20130530-0054276

Witness my/our hand(s) this 23 day of May, 2013.

Adrienne E. John Cooper

Ryan Cooper

STATE OF NY

COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrienne E. John Cooper and Ryan Cooper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of May, 2013.

Notary Public

My Commission Expires: 4/18/15

(SEAL)

NAN YANG
Notary Public - State of New York
NO. 01YA6239602
Qualified in Queens County
My Commission Expires 4/18/15

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212