BILL GARRETT, Davidson County
Trans:T20130051058 DEEDWARR
Recvd: 06/18/13 10:00 2 pgs
Fees:13.00 Taxes:608.65
20130618-0061971

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $164,500.00

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 13th day of June 2013.

Mary Birthright
Notary Public
My commission expires:

02-1305-48481

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald N. Frame	USAA Federal Savings Bank	73-04-0-A-097.00-CO
409 Barkley Ct.	10750 McDermott Freeway	
Antioch TN 37013	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Zorn, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald N. Frame, unmarried, hereinafter called the Grantees, their successors 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. 97, on the Plan of Phase I, Oak Highlands, of record in Book 6900, Pages 432, 433, 434, and 435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Zorn and wife, Monica S. Zorn by deed from Continental Development and Construction, Inc., dated December 9, 1993, recorded December 21, 1993, of record in Book 9194, Page 706, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Zorn by Quitclaim Deed from Monica S. Zorn, dated January 22, 1997, recorded January 23, 1997, of record in Book 10327, Page 850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 409 Barkley Ct., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 31st day of May, 2013.

Michael Zorn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Zorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2013.

State of Tennessee at Large

My Commission expires
April 12, 2015

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN