BILL GARRETT, Davidson County
Trans:T20130053249 DEEDWARR
Recvd: 06/24/13 12:43 2 pgs
Fees:13.00 Taxes:999.00

20130624-0064538

SUSAN HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **May, 2013.**

Notary Public

MY COMMISSION EXPIRES: 8/24/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Grignon and Leah Jean Grignon	USAA Federal Savings Bank	M173-09-0A-462.00
(NAME) 8694 Gauphin Place	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX, 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Adam Craft and wife, Dana Craft (formerly know as Dana Scott)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Thomas Grignon and Leah Jean Grignon, husband and wife**, hereinafter called the Grantees, their 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. 401 on the Plan of Lenox Village, Phase 6, of record in Instrument Number 20050112-0004530 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Craft, an unmarried man, and Dana Scott, an unmarried woman, by Warranty Deed from Regent Homes, LLC, dated October 5, 2005 and filed in Instrument Number 20051012-0123129, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 8694 Gauphin Place, Nashville, TN 37211

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, has 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.

Witness our hands this **31st** day of **May, 2013.**

Adam Craft

Dana Craft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Adam Craft and Dana Craft,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **May, 2013.**

Notary Public

My commission expires: 8/19/2016

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY