245,000.00

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130069407 DEEDWARR
Recvd: 08/13/13 09:39 2 pgs
Fees: 13.00 Taxes: 906.50

20130813-0084699

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2013

Notary Public:

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hugh M. Hayden	USAA Federal Savings Bank	Parcel ID:
106 St. Charles Place	10750 McDermott Freeway	104060K10600
Nashville, TN 37212	San Antonio, TX 78288	

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

Jennifer Rood Hoover, married, f/k/a Jennifer A. Rood

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Hugh M. Hayden , unmarried and Andrea Ball, unmarried, tenants in common with right of survivorship
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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of St. Charles Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Book 6438, Page 595 rerecorded in Book 6452, page 864, amended in Book 6488, Page 833 and book 6539, Page 893, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Jennifer A. Rood by deed from James R. Webb, Jr., of record in Instrument 20030513-0064120, dated May 9, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6438, Page 595; Book 6452, Page 864; Book 6488, Page 833; and book 6539, Page 893, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6438, Page 595 rerecorded in Book 6452, Page 864 amended
in Book 6488, Page 833 and book 6539, Page 893, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 106 St. Charles Place, Nashville, TN 37212

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, 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 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 30th day of July, 2013.

Jennifer Rood Hoover

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Rood Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 08/11/2015

Notary Public

SHIRLEY A. BOWLES
Commission # EE 097698
Expires August 11, 2015
Bonded Thru Troy Fain Insurance 800-385-7019