BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC

BILL GARRETT, Davidson County '00
Trans:T20130083307 DEEDWARR
Recvd: 09/26/13 12:31 2 pgs
Fees:13.00 Taxes:699.30

20130926-0101171

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

x Bryan Scott Embry
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Scott Embry	USAA Federal Savings Bank	
(NAME)	(NAME)	8-7.1
3976 Baxter Rd.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SHARON VANDERPOOL, MARRIED AND DAVID HILL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN SCOTT EMBRY AND LEAH S. EMBRY, 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:

A tract of land in the 14th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated February 22, 1964, as follows:

Beginning at a point in the center of Baxter Road, marked by a railroad spike, the Northwest corner of the Thomas property; thence with Thomas Northerly line, North 89 deg. 45 min. East 1175 feet to an old planted stone; thence North 4 deg. 15 min. East 217.9 feet to a point; thence North 89 deg. 15 min. West 1204 feet to a point in the center of said Baxter Road; thence with the center of the same, South 5 deg. 15 min. East 241 feet to the point of beginning, containing 6 acres, more or less. Said tract is not improved.

This is not the principal place of residence for Sharon Vanderpool.

Being the same property conveyed to Lloyd D. Hill and wife, Judith F. Hill by Warranty Deed from Ora D. Hill, recorded on the 13th day of November, 1979 in Deed Book 5528, Page 584, in the Register's Office of Davidson County, Tennessee. The said Lloyd D. Hill, predeceased Judith F. Hill. Judith F. Hill died intestate leaving David Hill and Sharon Vanderpool, her heirs at law

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 3976 Baxter Rd., Joelton, TN 37080

(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 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 our hands this 24th day of September, 2013.

Sharon Vanderpool

David Hill

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Vanderpool and David Hill , the bargainors, 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 at Nashville, Tennessee this 24th day of September, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015