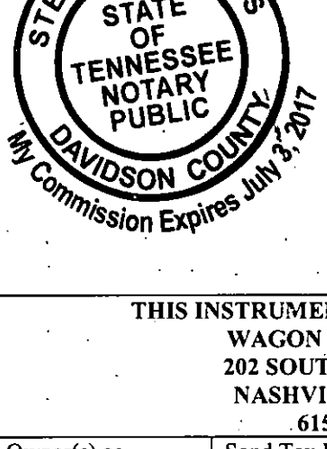
BILL GARRETT, Davidson County
Trans:T20130101129 DEEDWARR
Recvd: 12/02/13 15:43 2 pgs
Fees:13.00 Taxes:643.80
20131202-0122650

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Raphael Moyer Anna Moyer	USAA Federal Savings Bank	
911 Petway Ave.	10750 McDermott Freeway	08204038500
Nashville, TN 37206	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER WILLIAM WOODSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAPHAEL MOYER AND ANNA MOYER, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly 17 1/2 feet of Lot No. 4 and the Easterly 32 feet of Lot No. 5 on the Map of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said County.

Said parts of said lots front 50 feet on the Northerly side of the Petway Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christopher William Woodson, an unmarried man by Warranty Deed from William J. Ebauer, an unmarried man of record in Instrument No. 20130606-0057432, Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 6, 2013.

Being the same property previously conveyed to William J. Ebauer by Warranty Deed from Kudzu Real Estate, Inc. of record in Instrument No. 20101220-0100851, Register's Office for Davidson County, Tennessee, dated December 17, 2010, recorded on December 20, 2010.

Also known as 911 Petway Ave., Nashville TN 37206

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 911 Petway Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of November, 2013.

Christopher William Woodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of November, 2013.



Notary Public