WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140000549 DEEDWARR
Recvd: 01/03/14 10:16 2 pgs
Fees:13.00 Taxes:699.30
20140103-0000718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Amanda Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2013.

Dana Delworth
Notary Public

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilou Pampo	USAA Federal Savings Bank	108-15-0-A-006.00
(NAME)	(NAME)	
717 Woodcraft Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, I, **Kenneth J. Davis, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilou Pampo, unmarried**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Plan of Percy Priest Woods Subdivision, Revision of Cheswicke Park P.U.D., as of record in Book 9700, page 384, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth J. Davis and wife, Julie A. Davis, by Warranty Deed from Fox Ridge Homes, Inc., dated July 31, 1998, of record in Book 11062, page 728, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kenneth J. Davis by Quitclaim Deed from Kenneth J. Davis and wife, Julie A. Davis, dated November 25, 2008, of record in Instrument No. 20081203-0117133, Register's Office for Davidson County, Tennessee.

Julie A. Davis, spouse of Kenneth J. Davis, joins in the execution of this instrument for the purpose of conveying her interest, if any, marital or otherwise, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; all matters appearing on the Plan of record in Book 9700, page 384; Restrictions of record in Book 5984, page 265; Book 6020, page 270; Book 6097, page 11; Book 6132, page 221; Book 6353, page 307; Book 6560, page 667 and Book 10420, page 228; Easements of record in Book 6147, page 893; Book 6147, page 885; Book 6071, page 491 and Book 6071, page 492; Deed to Metro Airport Authority of record in Book 10099, page 11 and Book 10101, page 613; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 717 Woodcraft Drive, Nashville, TN 37214
(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 my hand this 27th day of December, 2013.

Kenneth J. Davis

Julie A. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kenneth J. Davis and Julie A. Davis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of December, 2013.

Notary Public

My Commission Expires: