WARRANTY DEED

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

G-WR-14-1516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 9th ~~DAY~~ OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah L. Key	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
1516 Goldfinch Circle	**10750 McDermott Freeway**	**098060A01800CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Antonio, TX 78288**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **THE ESTATE OF LEE ANN BILLEN,*** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBORAH L. KEY, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* **and Jeffrey M. Tapp and Jamie S. Hinkle**

Land in Davidson County, Tennessee, being Lot 13, FINAL PLAT, PHASE 1, SECTION A, BRIDGEWATER, as shown on plat of record in Instrument No. 20051104-0133897, as corrected in Surveyor's Certificate of Correction recorded at Instrument No. 20060608-0067981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lee Billen, unmarried by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, recorded on the 23rd day of August, 2011 in Instrument No. 20110823-0065300, in the Register's Office of Davidson County, Tennessee. Lee Billen and Lee Ann Billen, being one in the same person. Lee Billen, having since died on March 10, 2014. The decedent bequeathed said property to Jeffrey M. Tapp (1/2 interest) , Jamie S. Hinkle (1/2 interest) and a life estate interest to John H. Huff in the Last Will and Testament filed for record as Docket No. 14P-548, Probate Division, Seventh Circuit Court for Davidson County, Tennessee. John H. Huff conveys his life estate interest to Jeffrey M. Tapp and Jamie S. Hinkle by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20140515-0041848, in Register's Office of Davidson County, Tennessee. Jeffrey M. Tapp has full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 14P-548, Probate Division, Seventh Circuit Court for Davidson County, Tennessee. Jeffrey M. Tapp and Jamie S. Hinkle do hereby join in on this conveyance in their individual capacities to convey until any and all interest they may have as devisee's of said property. Jeffrey M. Tapp executes this instrument on behalf of Jamie S. Hinkle pursuant to Specific Power of Attorney recorded simultaneously herewith in Instrument No. 20140515-0041849, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIDGEWATER, PHASE 1, SECTION A, as recorded in Instrument No. 20051104-0133897 corrected by Surveyor's Certificate of Correction at Instrument No. 20060608-0067981, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Master Declaration of Protective Covenants recorded in Instrument No. 20051024-0128043, supplemented at Instrument No. 20051122-0141076 and amended at Instrument No. 20061004-0122802; and Restrictions recorded in Book 5047, Page 785 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws of Bridgewater Master Association recorded in Instrument No. 20051024-0128043, supplemented at Instrument No. 20051122-0141076.
- Charter of Bridgewater Master Association recorded at Instrument No. 20060223-0021110.
- Easement for Right of Way to Tennessee Valley Authority, recorded in Book 1291, Page 99 and Book 1318, Page 28.

BILL GARRETT, Davidson County
Trans: T20140033968 DEEDWARR
Recvd: 05/15/14 13:35 2 pgs
Fees: 13.00 Taxes: 795.50

20140515-0041850

- Easement for Stormwater Detention Agreement, recorded in Instrument No. 20050222-0019150.
- Easement for Sewer and/or Storm Drainage, recorded in Instrument Nos. 20030827-0124253 and 20060120-0008000.
- Open Space Maintenance Agreement recorded at Instrument No. 20051024-0128043.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1516 Goldfinch Circle, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF MAY, 2014.

The Estate of Lee Ann Billen

Jeffrey M. Tapp, Ex
Jeffrey M. Tapp, Executor

Jeffrey M. Tapp
Jeffrey M. Tapp

Jamie S. Hinkle by Jeffrey M. Tapp, Attorney in Fact
Jamie S. Hinkle by Jeffrey M. Tapp,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey M. Tapp, Executor of the The Estate of Lee Ann Billen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th day of May, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of May, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey M. Tapp, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jamie S. Hinkle, and who acknowledged he executed the same as the free act and deed of the said Jamie S. Hinkle.

Witness my hand and official seal, this the 9th of May, 2014.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016