File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050698 DEEDWARR
Recvd: 07/15/14 14:25 2 pgs
Fees:13.00 Taxes:851.00
20140715-0062463

R-VRES-14-5173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-24-2017

THIS INSTRUMENT WAS PREPARED BY
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)
Brenda E. Hernandez and Joseph C. Ojibway	USAA Federal Savings Bank	
(NAME)	(NAME)	
5173 Whitaker Drive	10750 McDermott Freeway	**161-06-0-227.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 **CHRISTINE LYNN SARGENT (aka CHRISTINE L. SNYDER and aka CHRISTINE L. BATSON), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENDA E. HERNANDEZ AND JOSEPH C. OJIBWAY, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine L. Snyder and husband, Cory Batson by deed from Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C., 20-420 of record in Instrument No. 20050124-0008316 Register's Office for Davidson County, Tennessee, dated January 18, 2005 and recorded on January 24, 2005.

Further being the same property conveyed to Christine L. Batson (f/k/a Christine L. Snyder) by quitclaim deed from Cory Batson of record in Instrument Number 20140609-0050134 Register's Office for Davidson County, Tennessee pursuant to Case No. 10D-3473 Eighth Circuit Court for Davidson County, Tennessee.

Christine L. Snyder, Christine L. Batson, and Christine Lynn Sargent are one and the same person.

Thomas George Sargent joins in the execution of the this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantees named herein.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4393, Page 383, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5173 Whitaker Drive, Nashville, Tennessee 37211**.

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 11th DAY OF JULY, 2014.

Christine Lynn Sargent

Christine Lynn Sargent

Thomas George Sargent by Christine Lynn Sargent as Attorney in Fact

Thomas George Sargent by Christine Lynn Sargent
as 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, CHRISTINE LYNN SARGENT, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Lynn Sargent, 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 Thomas George Sargent, and who acknowledged she executed the same as the free act and deed of the said Thomas George Sargent.

Witness my hand and official seal, this the 11th of July, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY