WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: March 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11459

G-ZR-14-7009

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 09/15/14 10:36 3 pgs
Fees:18.00 Taxes:776.63
20140915-0084159

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Flinn and Sarah Flinn	USAA Federal Savings Bank	
(NAME)	(NAME)	
7009 Lexington Point Drive	10750 McDermott Freeway	**126-15-B-2.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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 **KRISTY LYNN ROLL AND JUSTIN LEE ROLL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN FLINN AND SARAH FLINN, HUSBAND AND WIFE,** 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 2, LEXINGTON POINT SUBDIVISION, SECTION FOUR, as shown on plat of record in Instrument No. 20000830-0085624, 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 Kristy Lynn Roll and Justin Lee Roll, wife and husband by Warranty Deed from Victor Hazelwood as Trustee of Lexington Pointe 7009 Reinvestment Trust, recorded on the 10th day of March, 2011 in Instrument No. 20110310-0019067, in the 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.
- Plat of LEXINGTON POINT SUBDIVISION, SECTION FOUR, as recorded in Instrument No. 20000830-0085624, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20001018-0103445 and 20010522-0052909, re-recorded at Instrument No. 20020214-0019754, said Register's Office.
- Charter of Homeowners Association recorded at Instrument No. 20001020-0104424, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7009 Lexington Point Drive, Nashville, Tennessee 37221**.

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 12th DAY OF SEPTEMBER, 2014.

Kristy Lynn Roll

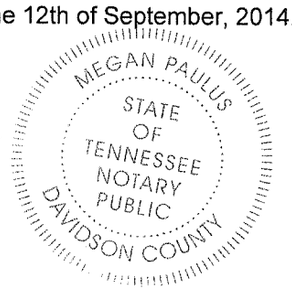
Justin Lee Roll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTY LYNN ROLL, 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 12th of September, 2014.

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

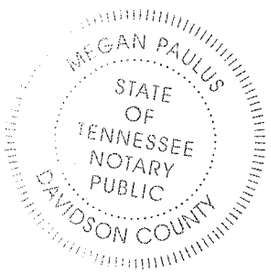


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN LEE ROLL, 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 12th of September, 2014.

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



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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

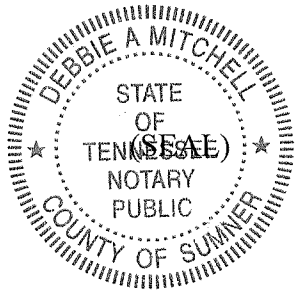
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017