BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068670 DEEDWARR
Recvd: 09/15/14 12:10 2 pgs
Fees:13.00 Taxes:962.00
20140915-0084248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Waldrop	USAA Federal Savings Bank	
(NAME)	(NAME)	92-13-78
3524 Park Ave.	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, WE, **STEFAN SPENCE GERVILLE-REACHE AND WIFE, SAVITA L. FANTA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW WALDROP AND WIFE, RACHAEL SCHUMAN WALDROP**, HEREINAFTER CALLED THE GRANTEES, 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 Lot 12, BLOCK 7, CHARLOTTE PARK COMPANY'S SECOND ADDITION, as shown on plat of record in Plat Book 57, Pages 160 and 161, 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 Stefan Spence Gerville-Reache and Savita L. Fanta, joint tenants with right of survivorship by Warranty Deed from Sterling Ventures, LLC, a Tennessee limited liability company, recorded on the 31st day of May, 2011 in Instrument No. 20110531-0041111, in the Register's Office of Davidson County, Tennessee. Stefan Spence Gerville-Reache and Savita L. Fanta have since married.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page(s) 160 and 161, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3524 Park Ave., Nashville, TN 37209

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 11th day of September, 2014.

Stefan Spence Gerville-Reache

Savita L. Fanta

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefan Spence Gerville-Reache and Savita L. Fanta, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015