Davidson County DEEDWARR
Recvd: 01/16/15 09:16 3 pgs
Fees:18.00 Taxes:758.50
20150116-0004573

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of January, 2015.

Notary Public,

(Affix Seal)
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

2015-131

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Blvd., Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	MAP and Parcel:
Lori Lemaster 3113 Rivers Edge Drive Nashville, TN 37214	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 75063	085.12-0A-036.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Julia Fuentes and husband, Francesco Fuentes**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lori Lemaster, 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:

The land with all the buildings and improvements thereon, situated at 3113 Rivers Edge Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No.63, on the Plan of River's Edge, Section Two, Jackson Downs, Phase two, of record in Plat Book 9700, Page 414, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Julia Fuentes, a married woman, from Harold Dean Norris and wife, Joy N. Norris by Warranty Deed dated on December 17, 2010 and recorded on December 20, 2010 in Ins 201012200100852, Davidson County Register's Office, Tennessee.

( ) **unimproved**
This is ( ) improved property know as 3113 Rivers Edge Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

TO
RETURN TO tle Company
Stewart Title Company Broad St., Suite 100
1630 NW Broad St., Suite 100 37129
Murfreesboro, TN 37129
File # 01291-1173

Witness my/our hand(s) this 14th day of January, 2015

X Julia Fuentes

X Francesco Fuentes

State of Tennessee
County of ~~Williamson~~ Cumberland

Personally appeared before me, Charles S. Davis a Notary Public in and for said County and State, the within named Julia Fuentes and husband, Francesco Fuentes the bargainor(s), 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 Tennessee, this 14th day of January, 2015.

Notary Public
My Commission Expires: 9/8/15

CHARLES S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

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.

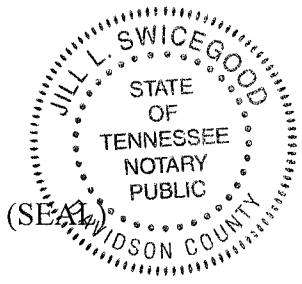
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, 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)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018