THIS INSTRUMENT WAS PREPARED BY
Record + Return:
Bankers Title & Escrow Corp.
5107 Maryland Way - Suite 115
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150044912 DEEDWARR
Recvd: 06/08/15 13:53 2 pgs
Fees:13.00 Taxes:288.60
20150608-0053578

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon C. Cain	USAA Federal Savings Bank	MAP
223 Rose St	10750 McDermott Freeway	PARCEL 11901031600
Nashville, TN 37210	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, **Jon Bray, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon C. Cain, a single man**

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 No. 130, on the plan of Map Of Overhill City and W. H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd., of record in Plat Book 332, Page 21,, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Bray, unmarried by Warranty Deed dated 08/30/2012 from Clayton A. Hardee, married of record in Instrument 201209120082797, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **223 Rose St, Nashville, TN 37210.**

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.

Witness MY hand( ) this the 4th day of June, 2015.

Jon Bray by Justin L. Taliaferro, Attorney-in-Fact

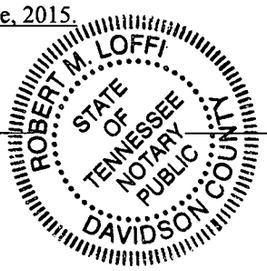
Jon Bray by Justin L. Taliaferro, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin L. Taliaferro** 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 on behalf of **Jon Bray**, as his Attorney in Fact, as the free act and deed of the within named **Jon Bray**.

Witness my hand and official seal this the 4th day of June, 2015.

My Commission expires 5-3-16



Notary Public