Warranty Deed

BILL GARRETT, Davidson County Trans:T20150083792 DEEDWARR Recvd: 10/01/15 15:56 2 pgs Fees:13.00 Taxes:998.63 20151001-0100140	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $269,900.00. Affiant Subscribed and sworn to before me, this the 25th day of September, 2015. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Yeaton Herrmann Jamie Michelle Grace	USAA FEDERAL SAVINGS BANK	
1600 Jones Avenue	10750 MCDERMOTT FWY.	071-12-0-067.00
Nashville, TN 37207-5236	SAN ANTONIO, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAMS CAPITAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL YEATON HERRMANN AND JAMIE MICHELLE GRACE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 34 on the Plan of Joywood, a Subdivision of record in Plat Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 50 feet on the Westerly side of Jones Avenue and runs back between parallel lines 148 feet to a dead line.\lang16393 Being the same property previously conveyed to E. C. Puckett and wife, Mary Talley Puckett by Deed from C. M. Oglesby and wife, Clara Bertha Oglesby, of record in Book 1088, page 262, Register's Office for Davidson County, Tennessee, dated August 31, 1938 and recorded September 1, 1938.

Being the same property previously conveyed to Buying Houses, Inc. by Warranty Deed from Sheila L. Massey, Doyle E. Massey and Tonya Gatwood, of record at Instrument No. 20140407-0028634, Register's Office for Davidson County, Tennessee, dated April 3, 2014 and recorded on April 7, 2014.

Being the same property conveyed to Williams Capital Investments, LLC by Warranty deed from Buying Houses, Inc of record in Instrument No. 20140407-0028635 Register's Office for Davidson County, Tennessee, dated April 03, 2014 and recorded on April 07, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1600 Jones Avenue, Nashville, TN 37207-5236.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2015.

Williams Capital Investments, LLC

Jonathan Kyle Williams, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Kyle Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Williams Capital Investments, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public