BILL GARRETT, Davidson County
Trans:T20150086470 DEEDWARR
Recvd: 10/09/15 15:16 2 pgs
Fees:13.00 Taxes:1111.85
20151009-0103347

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,500.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2015.

Notary Public
My commission expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

03-1509-38436

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
James N. Wallner	USAA Federal Savings Bank	103-03-0-042.00
189 53rd Ave., North	98010 Fredericksburg Rd	
Nashville TN 37209	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy A. Schuyler, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James N. Wallner and Meredith Wallner, husband and wife,** hereinafter called the Grantees, their successors 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. 1, on the Plan of Siegrist Subdivision, of record in Book 2330, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 80 feet on the west side of 53rd Ave., North and runs back 89 feet on the north line, 62.5 feet on the south line to the right of way of the N.C. and St. L. Railroad, on which it measures 83.7 feet.

Being the same property conveyed to Greggory C. Schuyler and wife, Peggy A. Schuyler by deed from Paul J. Cohen and wife, Janet M. Cohen, dated October 25, 1985, recorded November 14, 1985, of record in Book 6709, Page 182, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peggy A. Schuyler by Quitclaim Deed from Greggory Clayton Schuyler, dated August 14, 1990, recorded January 2, 1997, of record in Book 10308, Page 252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 189 53rd Ave., North, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of September, 2015.

Peggy A. Schuyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy A. Schuyler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of September, 2015.

Charlotte A Burbank

State of Tennessee at Large

My Commission expires:

