WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/16 14:35 2 pgs
Fees:13.00 Taxes:815.85
20160223-0017253

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $220,500.00.

Affiant

Subscribed and sworn to before me this 18th day of February, 2016.

Notary Public
My Commission expires: 7/6/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cassandra M. Hampton	USAA Federal Savings Bank	061-07-0-091.00
805 Gwynn Drive	10750 McDermott Freeway	
Nashville, TN 37216	San Antonio, TX 78288	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christina Teeple**, marreid, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cassandra M. Hampton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Resubdivision of Lot Nos. 1, 2 and 3 of Block "G" of Broadmoor Subdivision, Section 1, of record in Book 547, pages 161-162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 1 and abandoned Grimstead Place right-of-way front 72.00 feet to the northerly margin of Gwynn Drive and extends back between parallel lines, 170 feet to a dead line in the rear.

Being the same property conveyed to Les Lazarus, by deed from Brock & Scott, PLLC, as Substitute Trustee on September 18, 2015, of record in Instrument Number 20150928-0098454, Register's Office for Davidson County, Tennessee. And further conveyed to Christina Teeple by Quitclaim Deed from Les Lazarus on September 28, 2015 of record in Instrument Number 20150929-0098731, said Register's Office.

Grantor warrants that this has never lived in said property as married person andthat subject property is not subjectto any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 161-162, Register's Office Davidson County, Tennessee.

This is improved property known as: **805 Gwynn Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 18, 2016.

Christina Teeple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina Teeple** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 18, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.