STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/10/19
File No. G17-8356D

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronreco Foster, Sr/ (NAME)	USAA (NAME)	52-16-A-49CO
1301 Neelys Bend Boulevard F49 (STREET ADDRESS)	10750 McDermott Fwy. (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170039864 DEEDWARR
Recvd: 05/10/17 11:15 2 pgs
Fees:13.00 Taxes:407.00
20170510-0046398

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Bobby G. Gaines, Jr. and Linda C. Gaines, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronreco Foster, unmarried,** 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:

A certain condominium apartment located in Davidson County, State of Tennessee, described as follows:

Apartment No. F-49 of NEELY'S BEND CONDOMINIUM, created under Title 66, Sections 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bobby G. Gaines, Jr. and wife, Linda C. Gaines from James D. Hall, III, by Deed dated February 19, 1985, in Book 6495, Page 224, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 5200, page 200, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 5476, page 765, Register's Office for Davidson County, Tennessee.
4. Building Regulations as recorded in Book 8277, page 314, Register's Office for Davidson County, Tennessee.
5. Utility Line Easement as recorded in Instrument No. 20040624-0075203, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 5483, page 86, Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for Davidson County, Tennessee.
7. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium and recorded in Book 5483, page 86, Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1301 Neelys Bend Boulevard F49,Madison, TN 37115.

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. Whenever 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/our hand(s) this 8th day of May, 2017.

X _____
Bobby G. Gaines, Jr.

May 08, 2017
Date

X _____
Linda C. Gaines

May 08, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bobby G. Gaines, Jr. and Linda C. Gaines, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of May, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066