(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2007.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: March 24, 2009.
(AFFIX SEAL)

MELISSA D ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 06/04/07 11:10 2 pgs
Fees:13.00 Taxes:436.60

20070604-0065945

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl A. Swart	Realty Mortgage Corp.	
(NAME)	(NAME)	
3712 Norma Drive	181 East Main St.	133-7-71
(ADDRESS)	(ADDRESS)	
Nashville, TN	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070998

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jonathan Firey, unmarried and Allison Gunty, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darryl A. Swart***, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*an unmarried man

Being Lot No. 23, Norma Heights, as shown by plat of record in Plat Book 1835, page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING all of the same property conveyed to Jonathan Firey, unmarried and Allison Gunty, unmarried by Warranty Deed from Brian Barefoot and Jannell Barefoot dated August 31, 2005 of record in Instrument No. 20050906-0106383, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3712 Norma Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 24th day of May, 2007.

_____
Jonathan Firey

_____
Allison Gunty by Jonathan Firey Attorney in Fact

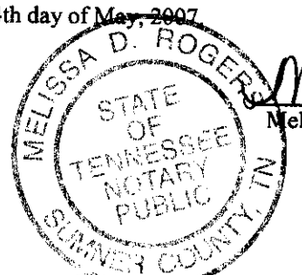
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jonathan Firey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jonathan Firey executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of ~~May, 2007~~.

Commission expires: March 24, 2009



Melissa D. Rogers

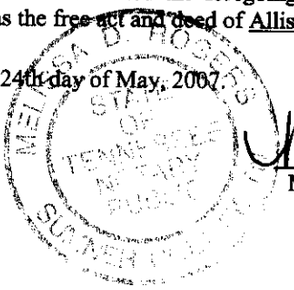
Melissa D. Rogers Notary Public

State of TENNESSEE)
County of WILSON)

On this 24TH day of May, 2007, before me personally ~~appeared~~ Jonathan Firey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Gunty, and who acknowledged that she executed the same as the ~~free act and deed~~ of Allison Gunty.

Witness my hand and official seal this 24th day of May, 2007.

Commission expires: March 24, 2009



Melissa D. Rogers

Melissa D. Rogers Notary Public