Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY 2010

Notary Public

MY COMMISSION EXPIRES: 3/9/12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EDITION STATE OF WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100033347 DEEDWARR
Recvd: 06/02/10 14:30 2 pgs
Fees: 13.00 Taxes: 473.60
20100602-0042544

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carey Austin	Guaranty Trust Company ~~Carey Austin~~	16301007000
(NAME) **124 ANTIOCH WOODS WAY**	(NAME) 316 Robert Rose Drive ~~124 ANTIOCH WOODS WAY~~	
(ADDRESS) **ANTIOCH, TN 37013-2932**	(ADDRESS) Murfreesboro TN 37129 ~~ANTIOCH, TN 37013-2932~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE,

AMANDA K. MASIEL and JOSHUA U. JACOB, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carey Austin, 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:

LAND in Davidson County, Tennessee, being Lot No. 20, on the plan of Antioch Woods,Section II, as shown on plat of record in Book 9700, Page 799, in 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 the same property conveyed to AMANDA K. MASIEL AND JOSHUA U. JACOB, BOTH UNMARRIED by Deed from DAVID MAXWELL AND YVONNE MAXWELL, HUSBAND AND WIFE, dated 04/21/2006 and filed for record on 04/27/2006 in Instrument No. 20060427-0048238, Register's Office for DAVIDSON County, Tennessee.

This is ~~improved~~ unimproved ☒ property, known as **124 ANTIOCH WOODS WAY, ANTIOCH, TN 37013-2932**
(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 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. 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 day of,~~ THIS 28TH DAY OF MAY 2010

AMANDA K. MASIEL

JOSHUA U. JACOB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **AMANDA K. MASIEL & JOSHUA U. JACOB** the within named Seller(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, at office, this 28TH DAY OF MAY 2010

Notary Public

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

3/9/12