Return TO:

Harpeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027

H010219

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $232,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this the 15th day of June, 2010.<br><br>Notary Public<br><br>My commission expires: |

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Marcus Edward Rowe<br>Melissa Susan Rowe | Pinnacle National Bank<br>211 Commerce St. #100 | Map: 072-06 |
| 1032 Iverson Avenue | Nashville, TN 37201 | Parcel: 034.00 |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN L. MCMASTER AND WIFE, AMY R. MCMASTER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS EDWARD ROWE AND WIFE, MELISSA SUSAN ROWE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 62 on the Plan of Maynor Place of record in Book 843, Page 24, Office for Davidson County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan L. McMaster and wife, Amy R. McMaster, by deed from John H. Halliburton, III, unmarried, of record as Instrument No. 20070814-0097068, in the Office for Davidson County, Tennessee, dated March 2, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1032 Iverson Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100037538 DEEDWARR
Recvd: 06/21/10 11:55 2 pgs
Fees:13.00 Taxes:861.73
20100621-0048139

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of June, 2010.

Ryan L. McMaster

Amy R. McMaster by Ryan L. McMaster
as Attorney-in-Fact Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan L. McMaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2010.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2010, before me personally appeared Ryan L. McMaster, 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 Amy R. McMaster as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Amy R. McMaster.

Witness my hand and seal this 15th day of June, 2010.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY