WARRANTY DEED	STATE OF TENNESSEE COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2011. Notary Public MY COMMISSION EXPIRES: 4/23/2014 (AFFIX SEAL)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. McAvoy and Mary F. McAvoy	Bank of America, N.A.	128160B01600 CO
(NAME) 473 Summit Oaks Drive	(NAME) 101 E. Alex Bell Rd. #134	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Centerville, OH 45459	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 hereby acknowledged, WE, **Ryan G. McSwain and wife, Lauren A. McSwain,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John D. McAvoy and wife, Mary E. McAvoy,** 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. 16 Phase Two Summit Oaks, A Planned Unit Development, as shown on plat of record in Instrument 200401120004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ryan G. McSwain and wife, Lauren A. McSwain, by Warranty Deed from West End Homes, LLC, a Tennessee limited liability company, dated December 14, 2007, and filed of record in Instrument Number 20071226-0147188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) taxes for the year 2011, which are a lien not yet due and payable, said taxes have been assumed by the grantees; (b) Matters appearing on the plat of record in Instrument Number 20040112-0004661; (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20040116-0006770; (d) Charter of record in Instrument Number 20020131-0013598; (e) Easements of record in Instrument Number 20010925-0103588; Instrument Number 20010925-0103587 and Instrument Number 20050809-0094087; (f) Boundary Plat of record in Book 9700, page 255; and (g) Storm Water Detention Agreement of record in Instrument Number 20020103-0001057, all of record in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110045983 DEEDWARR
Recvd: 07/29/11 08:58 3 pgs
Fees:18.00 Taxes:1628.00
20110729-0058011

unimproved ☐
This is improved ☐ property, known as 473 Summit Oaks Drive, Nashville, TN 37221

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, has 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 **21st** day of **July, 2011.**

Ryan G. McSwain by Lauren A. McSwain attorney in fact

Ryan G. McSwain by Lauren A. McSwain, Attorney-in-Fact

Lauren A. McSwain

Lauren A. McSwain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lauren A. McSwain**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **July, 2011.**

CHRIS CARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2013

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lauren A. McSwain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan G. McSwain, as his Attorney In Fact, and who acknowledged the execution of the same to be the free act and deed of Lauren A. McSwain, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 21st day of July, 2011.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My Commission Expires:

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