WARRANTY DEED

G-FL-11-507

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,888.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Bonney	First Liberty Financial Group, LLC	
7727 Greenbrook Pkwy (ADDRESS)	9931 Corporate Campus Drive, Ste. 1500 (ADDRESS)	
Southaven, MS 38671 (CITY) (STATE) (ZIP)	Louisville, KY 40223 (CITY) (STATE) (ZIP)	44-11-122.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES E. DWYER JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANET BONNEY , MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 63, VILLAGE OF OLD HICKORY, SECTION A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. DWYER JR. BY WARRANTY DEED FROM THE 507 LAWRENCE STREET TRUST, FIRST JORDAN, LLC, AS TRUSTEE, RECORDED ON THE 23RD DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110223-0014806, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1424, PAGE 68 AND PROPERTY SURVEYS OF RECORD IN PLAT BOOK 1424, PAGE 69 AND PLAT BOOK 1835, PAGE 87; EASEMENTS FOR UTILITIES OF RECORD IN BOOK 662, PAGE 743 AND BOOK 1851, PAGE 454; AND EASEMENT FOR RIGHT OF WAY IN BOOK 1851, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 507 Lawrence Street, Old Hickory, Tennessee 37138
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20110055293 DEEDWARR
Recvd: 09/07/11 10:51 2 pgs
Fees:13.00 Taxes:328.89
20110907-0069162

Witness my/our hand(s) this 29th day of August, 2011.

James E. Dwyer Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Dwyer Jr., the within named bargainor, 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 the 29th day of August, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903