Prepared by:
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Davidson County DEEDWARR
Recvd: 11/22/11 14:47 3 pgs
Fees:18.00 Taxes:456.95
20111122-0091543

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $123,500.00

Audrey B Gaynor
Affiant

Subscribed and sworn to before me, this 21 day of November 2011.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Audrey B. Gaynor	Guaranty Mortgage Services LLC	093110A121000
121 Academy Sq.	5072 Bristol Industrial Way	
Nashville TN 37210	Buford, GA 30518	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael D. McNew hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Audrey B. Gaynor hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 121 on the Plan of Revised Academy Square as of record in Plat Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. McNew, unmarried by deed dated October 15, 1999 from Daniel Wayne Wilson, Jr., unmarried of record in Book 11705 Page 893, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Revised Academy Square of record in Book 5200 Page 614, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6117 page 681 and Book 6222 page 873 and Book 9520 page 748 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Academy Square Homeowner's association of record in Book 6125 Page 384 5) Bylaws for Academy Square Homeowners Association of record in Book 6117 Page 700 and amended in Instrument No. 200801300009631 and

200903240026484 and 200904090032557 and 201012160100150

This property is improved property known as 121 Academy Sq., Nashville, Tennessee 37210

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 21 day of November, 2011.

Michael D. McNew by His Atty in fact

Michael D. McNew, by Grant Hammond
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of November, 2011, before me personally appeared Grant Hammond 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 Michael D. McNew acknowledged that such person executed the same as the free act and deed of Michael D. McNew.

Notary Public

My Commission expires 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 06966

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

