ADDRESS NEW OWNER:
Jack K. Byrd, III
Shannon S. Byrd
3017 Beachmist Way
Antioch, TN 37013

SEND TAX BILL TO:
American Equity Mortgage
11933 Westline Industrial Drive
St. Louis, MO 63146

MAP & PARCEL NOS.:
150160A10100CO

BILL GARRETT, Davidson County
Trans:T20120013257 DEEDWARR
Recvd: 02/23/12 10:01 2 pgs
Fees:13.00 Taxes:555.00
20120223-0015732

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bill Nunley and Jennifer Nunley, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jack K. Byrd, III and Shannon S. Byrd, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Windhaven Shores, Section Three, as shown on plat of record in Instrument No. 20041214-0148382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property to Bill Nunley and Jennifer Nunley from U.S. Bank National Association, As Trustee for TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2 by Special Warranty Deed in Instrument No. 20101124-0094190, Register's Office for Davidson County, Tennessee.

This is property with a common address of **3017 Beachmist Way, Antioch, TN 37013**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Instrument No. 20041214-0148382, said Register's office and all matters therein; (3) Restrictive Covenants of record in Instrument No. 20041214-0148382, said Register's office; (4) Covenants, Condition, and Restrictions, in Instrument No. 20030219-0021585, said Register's Office; (5) Charter in Instrument No. 20030228-0026797, said Register's Office; (6) Stormwater Detention Agreement in Instrument No. 20020603-0066392 and 20030218-0020742, said Register's Office; (7) Tennessee Valley Authority Easement and Restriction in Book 2590, Page 263, said Register's Office; (8) By-Laws in Instrument No. 20030219-0021586, said Register's Office; (9) Quitclaim Deeds in Instrument No. 20060724-0088808, as re-recorded in Instrument No. 20061204-0148906, said Register's Office.

Property conveyed "AS IS."

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of February, 2012.

Bill Nunley

Jennifer Nunley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bill Nunley and Jennifer Nunley, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **21st** day of **February 2012.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1202-021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

Affiant

Subscribed and sworn before me this 21st day of February, 2012.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013