RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120047699 DEEDWARR
Recvd: 06/28/12 10:55 2 pgs
Fees: 13.00 Taxes: 913.90
20120628-0056753

R-VRES-12-816

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Kevin J. Donlon	FirstBank	
816 Gwynn Drive	6110 Shallowford Road #2	
Nashville, TN 37216	Chattanooga, TN 37421	061-07-145.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we GOOD NEIGHBOR PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN J. DONLON AND RUTH L. MAYO, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , 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 NOS. 17 AND 18 OF BLOCK "C" ON THE MAP OF BROADMOOR, OF RECORD IN BOOK 547, PAGES 161 AND 162, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GOOD NEIGHBOR PROPERTIES, LLC BY DEED FROM CITIFINANCIAL, INC. BY CARRIE WALLACE, IN HER CAPACITY AS VICE PRESIDENT OF CLOSING OPERATIONS OF OLYMPUS ASSET MANAGEMENT, ATTORNEY-IN-FACT FOR CITIFINANCIAL, INC. OF RECORD IN INSTRUMENT NO. 20110720-0055492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 6, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) 2012 TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES; (2) ALL MATTERS APPEARING ON THE MAP OF RECORD IN BOOK 547, PAGES 161 AND 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 816 Gwynn Drive, Nashville, Tennessee 37216
(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.

Witness my/our hand(s) this 25th day of June, 2012.

Good Neighbor Properties, LLC

Justin M. Amaral, Member

Laura J. Amaral, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of June, 2012, before me personally appeared Justin M. Amaral and Laura J. Amaral, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Good Neighbor Properties, LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2012.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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