WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082772 DEEDWARR
Recvd: 10/31/12 09:33 2 pgs
Fees:13.00 Taxes:701.15
20121031-0099836

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$189,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of October, 2012.

Notary Public
My Commission expires: 12-9-16
(Affix Seal)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andree Elizabeth Tidmore	New American Mortgage, LLC	07206001900
1009 Maynor Street	841 Seahawk Circle	
Nashville, TN 37216	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Peggy Cason, Substitute Trustee for the Maynor Street Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andree Elizabeth Tidmore, unmarried** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 41 on the plan of Maynor Place, of record in Plat Book 843, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Maloney, Trustee for the Maynor Street Trust, from Max Chira, by deed on January 10, 2012, of record in Instrument Number 20120125-0006898, Register's Office for Davidson County, Tennessee. Whereas, Peggy Cason has been appointed Successor Trust by the First Amendment to Maynor Street Trust Agreement of record in Instrument Number 20121031-0099835 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for 2013 and subsequent years a lien, but not yet due and payable. interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 843, page 24, Register's Office Davidson County, Tennessee.

This is improved property known as: **1009 Maynor Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 19, 2012.

Peggy Cason, Substitute Trustee for the Maynor Street Trust

Peggy Cason
By Peggy Cason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Peggy Cason, Trustee for the Maynor Street Trust** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 19, 2012

My commission expires 1.6.2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE