Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/05/13 13:40 3 pgs
Fees:18.00 Taxes:1304.25
**20130205-0011971**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $352,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2013.

Notary Public
My commission expires: 4/23/2013

02-1212-48193

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Scott Thomas Lear<br>172.00-CO<br>1204 Banbury Row<br>Brentwood TN 37027 | Navy Federal Credit Union<br>5550 Heritage Oaks Drive<br>Pensacola, FL 32526 | 172-09-0-A-172.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael G. Music and wife, Margaret M. Music, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott Thomas Lear and wife, Karyn E. Lear, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 168, on the Plan of Section Five-A, Banbury Crossing (a Planned Unit Development), of record in Instrument No. 20020830-0105357, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Music and wife, Margaret M. Music by deed from Franklin G. DaSilva and wife, Ana Paula G. Soberanis, dated February 8, 2007, recorded February 15, 2007, of record in Instrument No. 20070215-0019284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1204 Banbury Row, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 31st day of January, 2013.

Michael G. Music

Margaret M. Music
By: Michael G. Music
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael G. Music, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of January, 2013.

Karen McCalla
Notary Public
State of Tennessee at Large

My Commission expires April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael G. Music, with whom I am personally acquainted (or proved to me on the bases of satisfaction evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized by Margaret M. Music to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, TN this 31st day of January, 2013.

Karen McCalla
Notary Public at large

My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

## CERTIFICATE OF AUTHENTICITY

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

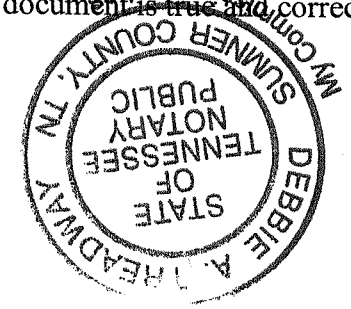
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Debbie A. Treadway
Notary Public

My Commission Expires: 4/23/2013