BILL GARRETT, Davidson County
Trans:T20140039589 DEEDWARR
Recvd: 06/05/14 10:08 2 pgs
Fees:13.00 Taxes:715.95
20140605-0048864

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $193,500.00

B. Cusick
Affiant

Subscribed and sworn to before me, this the 29th day of May, 2014.

Notary Public

My commission expires: 10-18-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Craig R. Gwin	Avenue Bank	**126-15-0-B-247.00-CO**
7116 Commonwealth Cir	3823 Cleghorn Ave	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan Cusick, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle L. Gwin and husband, Craig R. Gwin

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 142 on the Plan of Section Three, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Cusick by deed from Fannie Mae A/KA Federal National Mortgage Association by, Wilson & Associates, P.L.L.C, it duly authorized attorney in fact of record in Instrument No. 20120518-0043197, Register's Office for Davidson County, Tennessee, dated April; 27, 2012 and recorded on May 18, 2012.

Spouse, Justy Cusick, joins in the execution of this instrument for the purpose of conveying any and all marital interest in said property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 7116 Commonwealth Circle, Nashville, TN 37221.

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 HANDS EFFECTIVE AS OF May 29, 2014:

Ryan Cusick

Justy Cusick by Ryan Cusick, as Attorney in Fact

Justy Cusick **by Ryan Cusick, as Attorney in Fact**

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson		
	)	

Personally appeared before me, a Notary Public of said County and State, Ryan Cusick ~~and Justy Cusick,~~ the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 29th day of May, 2014.

My Commission Expires: 6.5.16

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson		
	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Cusick , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Justy Cusick ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 29th day of May, 2014.

My Commission Expires: 6-5-16

Notary Public

20141145R

Return to: Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY