File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

Y-VRES-14-1001

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
American Home Buyers Network , Inc.	**American Home Buyers Network, Inc.**	
(NAME)	(NAME)	
10838 Widerness Road	**10838 Wilderness Road**	**061 07 0 138.00**
(ADDRESS)	(ADDRESS)	
Shreve, OH 44676	**Shreve, OH 44676**	
(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 **WILMA SAWYER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMERICAN HOME BUYERS NETWORK*** 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:

*Inc.

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Block D, on the Plan of Broadmoor, Section No. 1 of record in Plat Book 547, Page 161 and 162, 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 Wilma Ina Sawyer by deed from K.H. Robey of record in Book 1713, page 575, Register's Office for Davidson County, Tennessee, dated April 14, 1949 and recorded on April 14, 1949. The said Wilma Ina Sawyer being one and the same person as Wilma Sawyer.

This conveyance is subject to:
- Plan of record in Plat Book 547, Page 161 and 162;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1001 Gwynn Drive, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20140044765 DEEDWARR
Recvd: 06/24/14 14:16 2 pgs
Fees:13.00 Taxes:536.50
20140624-0055137

Witness my/our hand(s) this the 20th DAY OF JUNE, 2014.

Wilma Sawyer by Angela L. Martin, Attorney-In-Fact

Wilma Sawyer by Angela L. Martin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela L. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILMA SAWYER (per Power of Attorney of record in Instrument No. 20140506-0038494, Register's Office of Davidson County, TN), and who acknowledged he/she/they executed the same as the free act and deed of the said WILMA SAWYER.

Witness my hand and official seal, this the 30th of May, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212