WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2014

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Lund	Guaranty Trust	180-04-0-A
(NAME)	(NAME)	(MAP)
2049 Sherbrooke Lane	3500 Parkway Ln. Suite 415	090.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Norcross, GA 30092	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Michael M. Awdish, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John R. Lund and Joanne W. Lund, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Revision One, Section Three, Highland Creek, of record in Plat at Instrument No. 20030716-0099524, 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 Michael M. Awdish by deed from George Neutzler and Sara Neutzler and Erin Neutzler, as joint tenants with survivorship rights of record in Instrument No. 20061026-0132996, Register's Office for Davidson County, Tennessee, dated October 20, 2006 and recorded on October 26, 2006.

Spouse of grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2049 Sherbrooke Lane, Nashville, Tennessee 37211

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20140088227 DEEDWARR
Recvd: 11/24/14 11:30 2 pgs
Fees:13.00 Taxes:1248.75
20141124-0107944

Witness my/our hand(s) this 17th day of November, 2014.

Michael M. Awdish

Laura J. R. Awdish by Michael M. Awdish as Attorney in Fact

Laura J. R. Awdish
By Michael M. Awdish, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael M. Awdish; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of November, 2014.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/4/2015

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 M. Awdish, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Laura J. R. Awdish and that he is authorized by Laura J. R. Awdish to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 17th day of November, 2014.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission expires: 7/4/2015