WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$141,000.00.** Affiant Subscribed and sworn to before me, this the 5th day of December, 2014. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140091475 DEEDWARR
Recvd: 12/08/14 09:15 2 pgs
Fees:13.00 Taxes:521.70
20141208-0111992

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jolene Barto **Albert Kneiser**	**Ascend Federal Credit Union**	**Map 096-13-0 Parcel 113-00**
2878 Lyncrest Drive	**520 Airpark Drive**	
Nashville, TN 37214	**Tullahoma, TN 37388**	

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

Lisa McNamara, formerly known as Lisa Hurley, and Keith McNamara, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jolene Barto and husband, Albert Kneiser

HEREINAFTER CALLED THE GRANTEES, 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. 7, on the Plan of Section Two, Twin Lawn Subdivision, as shown by plat appearing of record in Plat Book 2854, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shaun Hurley and wife, Lisa Hurley, by Deed dated June 30, 2006 from James Spray and wife, Kimberly Spray, of record in Instrument No. 20060703-0079008, Register's Office for Davidson County, Tennessee. The said Shaun Hurley having conveyed to Lisa Hurley, all his right, title and interest, by Quitclaim Deed dated April 19, 2009, of record in Instrument No. 20130724-0076326, said Register's Office. Lisa Hurley is now known as Lisa McNamara.

Keith McNamara, spouse of the above named Lisa McNamara, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2854, Page 44, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2903, Page 131, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **2878 Lyncrest Drive, Nashville, TN 37214**

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 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.

Witness my/our hand(s) this **5th** day of **December, 2014.**

Lisa McNamara

Lisa McNamara

Keith McNamara

Keith McNamara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lisa McNamara and Keith McNam,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **December, 2014.**

Diana J. Aubin

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.