This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160093534 DEEDWARR
Recvd: 10/24/16 10:43 2 pgs
Fees:13.00 Taxes:495.80
20161024-0112005

ADDRESS NEW OWNER:
Michael R Gardner
4650 Clarksville Pike
Nashville, Tennessee 37218

SEND TAX BILL TO:
Owner

MORTGAGEE
New Penn Financial LLC
4000 Chemical Rd Ste 200
Plymouth Meeting, Pennsylvania 19462-1721

MAP 049
GROUP 00 0
PARCEL 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American Consulting Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael R Gardner, an unmarried man and Cynthia Snyder, an unmarried woman**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning on the easterly margin of State Highway No. 112 or Clarksville Pike at the northwest corner of the property conveyed to Robert G. O'Connor and wife, by deed from Tom Resha and wife, of record in Book 2736, page 363, Register's Office for said county, said point being also 433 feet north of the intersection of said Highway and Stevens Lane; thence with the northern boundary line of the O'Connor property north 87 degrees east 300 feet; thence north 7 degrees 30' west 120 feet to the southeast corner of the property conveyed to Toby Howard and wife, by deed from Robert G. O'Connor et al, of record in Book 2806, page 305, Register's Office; thence with the southern boundary line of said O'Connor property south 86 degrees 05' west 289.3 feet to the easterly margin of State Highway No. 112 or Clarksville Pike; thence with the same southerly 112 feet to the beginning.

Being the same property conveyed to American Consulting Corporation by deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated June 14, 2016, of record in Instrument No 20160825-0089138, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4650 Clarksville Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael R Gardner, an unmarried man and Cynthia Snyder, an unmarried woman, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 5th day of October, 2016.

American Consulting Corporation

By: Dale Hire, President, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **American Consulting Corporation**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 5th day of October, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of October, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY