WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/07 13:24 2 pgs
Fees:13.00 Taxes:488.40

20071221-0146617

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/16/09

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY & Return to
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John C. Gresham	Franklin American Mortgage Co.	
(NAME) 729 Carlyle Place	(NAME) 501 Corporate Centre Drive	Map 119-120
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	Parcel 109.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **MIDDLE TENNESSEE HOLDINGS, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN C. GRESHAM, unmarried,** 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. 84 on the Plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Middle Tennessee Holding's LLC, A Tennessee Limited Liability Company by Quitclaim Deed from David Jenner, a married man dated October 10, 2007, of record October 12, 2007 in Instrument No. 20071012-0121421, Register's Office for Davidson County, Tennessee. Subject property has never been the principal residence of the Grantor.

Further being the same property conveyed to David Jenner by Trustee's Deed from Billy Glass, Co-Trustee, dated September 26, 2007, of record October 12, 2007 in Instrument No. 20071012-0121420, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lynn Harroff by Deed from Leah Poovey dated September 30, 1998, of record October 5, 1998 in Book 11141, Page 333, said Register's Office.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 729 Carlyle Place, Nashville, TN 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.

Witness our hands this 14th day of December, 2007.

Middle Tennessee Holdings, LLC

By: _____
David R. Jenner, Member

By: _____
Charles W. Devier IV, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David R. Jenner** and **Charles W. Devier IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself/himself/themselves to be Member(s)of **Middle Tennessee Holdings, LLC,** , the within named bargainor, a Tennessee limited liability company, and that she/he/they as such Member(s), executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself/himself/themselves as Member(s).

Witness my hand and official seal at Franklin, Tennessee on this 14th day of December, 2007.

My Commission expires: 09/16/09

_____
Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY