RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/08 09:23 2 pgs
Fees:13.00 Taxes:481.00

20080114-0003845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

My Commission Expires JAN. 24, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Fogarty and James L. Miller	Franklin American Mortgage Co.	071-12-0-283.00
(NAME)	(NAME)	
1515 Montgomery Avenue	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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, I, **JEFF KENDIG,** *Married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RYAN J. FOGARTY AND JAMES L. MILLER,*** 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:

*both unmarried, as joint tenants with right of surviorship

Lot 4, T. I. Ward Resubdivision of Lot Nos. 27-34 and 37-39 in Williams and Hayes Company for Bellview Plan, as shown on plat of record in Plat Book 974, page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff Kendig, by deed from AMC Mortgage Services, Inc., Attorney in Fact for Wells Fargo Bank Minnesota, NA successor by merger to Norwest Bank Minnesota, NA as Trustee of Salomon Brothers Mortgage Securities, VII, Inc. Asset Backed Certificates Series 1998-AQL under the Pooling and Servicing Agreement dated as of August 1, 1998 of record in Instrument No. 20060925-0118681, Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF GRANTOR.

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 1515 Montgomery Avenue, Nashville, TN 37207

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 4th day of January, 2008.

Jeff Kendig

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 Jeff Kendig, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 4th day of January, 2008.

My Commission expires:

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds