This Instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20090612005461 8, Register's Office for County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF June, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Izzard 515 Griffin Circle Hermitage, TN 37076	Franklin American Mortgage Co. 501 Corporate Centre Dr. Ste 400 Franklin, TN 37067	Map 64.16 Group E Parcel 38

For and in 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,

Julie A. Mitchell, unmarried by and through Marla Richardson Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Zachary Izzard

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 all of Unit 38, in Building 10, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 20061025-0132473 and Amended in Inst No. 20061106-0137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie A. Mitchell, unmarried by deed from Phillips Builders,LLC dated October 15, 2007 of record in Instrument Number 20071019-0124085, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20061025-0132473 and Amended in Instrument No. 20061106-0137656, Register's Office for Davidson County, Tennessee.
2) Property is subject to Building 10, Townhomes of Truxton Village, as shown on Exhibit A-1, a Planned Unit Development, Charter of record in Instrument No. 20061026-0133179, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20061025-0132473, restated Instrument No. 20061106-0137656. Amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for open/common areas to Truxton Village HOA in Instrument No. 20061106-0137657, said Register's Office.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **515 Griffin Circle, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 10th day of June, 2009.

Julie A. Mitchell by Marla Richardson Atty-in-Fact

BILL GARRETT, Davidson County
Trans:T20090039212 DEEDWARR
Recvd: 06/12/09 09:53 2 pgs
Fees:13.00 Taxes:617.53

20090612-0054619

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marla Richardson, Attorney-in-Fact for Julie A. Mitchell, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Julie A. Mitchell for the purposes therein contained.

WITNESS my hand and official seal this 10th day of June, 2009

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076