WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2009.

Notary Public:

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeremy Greene	Franklin American Mortgage	Parcel ID:
7124 Calderwood Dr.	501 Corporate Center	181030A18500CO
Antioch, TN 37013	Ste 400, Franklin TN 3706	

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

Jeffrey A. Bosler and wife, Kimberly M. Bosler

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeremy Greene and ~~Katryna Ryan~~ Katherine Ryan
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:

BEING Lot No. 185, on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey A. Bosler and wife, Kimberly M. Bosler by deed from Eugene A. Collins, of record in Instrument 200007240072945, dated July 21, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11708, Page 575; Book 10752, Page 553; Instrument 20030509-0062505; Instrument 20050118-0006063; Instrument 20060523-0060562; Instrument 20070606-0067791; Instrument 20070606-006790; Book 11-33, Page 509; and Instrument 200007270074153, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 817; and (3) Cemetery Easement of record in Book 6549, Page 403 and Book 5059, Page 374, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7124 Calderwood Dr., Antioch, TN 37013

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 4th day of June, 2009.

Jeffrey A. Bosler

Kimberly M. Bosler

BILL GARRETT, Davidson County
Trans: T20090045848 DEEDWARR
Recvd: 07/08/09 10:45 2 pgs
Fees: 13.00 Taxes: 795.50

20090708-0063761

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 Jeffrey A. Bosler and Kimberly M. Bosler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of June, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY