WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-BW-10-2019

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin American Mortgage Co.	Franklin American Mortgage Co.	
501 Corporate Centre Drive, Ste. 400 (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (NAME) (ADDRESS)	
Franklin, TN 37067 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	131-2-X-2.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SMYTHE & CORTLANDT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANKLIN AMERICAN MORTGAGE COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE MASTER DEED ESTABLISHING LOT NO. 4 OF BLOCK 6 ON THE PLAN OF OVERTON HILLS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101-103, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20081202-0116777 AS AMENDED IN INSTRUMENT NO. 20090218-0013532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO SMYTHE & CORTLANDT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM GROVE PARK CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 18TH DAY OF FEBRUARY, 2009 IN INSTRUMENT 20090218-0013534, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 843, PAGE 66; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20081125-0115364, 20081205-0117831, AND 20081205-0117981; MASTER DEED OF RECORD IN INSTRUMENT NO. 20081202-0116777 AS AMENDED IN INSTRUMENT NO. 20090218-0013532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2019-B Overhill Drive, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100018746 DEEDWARR
Recvd: 03/31/10 11:14 2 pgs
Fees:13.00 Taxes:3330.00
20100331-0023972

Witness my/our hand(s) this 25th day of March, 2010.

Smythe & Cortlandt, LLC, a Tennessee limited liability company

Anthony Tinghitella, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of March, 2010, before me personally appeared Anthony Tinghitella, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Smythe & Cortlandt, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN. TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903