(2)

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-RME-10-7937

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,800.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(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
Nicholas Suter	FRANKLIN AMERICAN MORTGAGE	
7937 Boone Trace	(NAME) 501 CORPORATE CENTER DRIVE SUITE 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) FRANKLIN, TN 37067	126-15-A-127.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JASON C. NEWMAN AND WIFE, JENNIFER R. NEWMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS SUTER AND ASHLEY SUTER, HUSBAND AND WIFE, 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 LOT 266, BOONE TRACE AT BILTMORE, SECTION TWO, RESUBDIVISION OF LOTS 265 AND 266, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 725, 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 JASON C. NEWMAN AND WIFE, JENNIFER R. NEWMAN BY WARRANTY DEED FROM CHARLES CHRISTOPHER RIGSBY AND WIFE, KRISTIN L. RIGSBY, RECORDED ON THE 28TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010828-0093560; AND CONVEYED BY QUITCLAIM DEED TO JASON C. NEWMAN AND WIFE, JENNIFER R. NEWMAN FROM FOXRIDGE HOMES, INC., OF RECORD IN INSTRUMENT NO. 20100428-0032107, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 8250, PAGE(S) 725; BOOK 7265, PAGE 657; BOOK 9342, PAGE 312; BOOK 9735, PAGE 931; BOOK 10032, PAGE 813; BOOK 10306, PAGE 817; BOOK 11455, PAGE 443; INST. NOS. 20001211-0121618; INST. NO. 20010717-0075902; INST. NO. 20011119-0126832; BOOK 9607, PAGE 534; BOOK 8992, PAGE 62; BOOK 9665, PAGE 420; INST. NO. 20011119-0126831; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7937 Boone Trace, Nashville, Tennessee 37221
(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: T20100025244 DEEDWARR
Recvd: 04/28/10 10:05 2 pgs
Fees: 13.00 Taxes: 739.26
20100428-0032108

Witness my/our hand(s) this 26th day of April, 2010.

Jason C. Newman

Jennifer R. Newman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason C. Newman and Jennifer R. Newman, the within named bargainor, 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, this the 26th day of April, 2010.

Notary Public

My Commission Expires: 7-2-10

(SEAL)



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