Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100037610 DEEDWARR
Recvd: 06/21/10 12:37 2 pgs
Fees:13.00 Taxes:391.83
20100621-0048182

06-1004-73913

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2010.

Notary Public
My commission expires:

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin G. Elrod	Franklin American Mortgage	096-14-0-014.00
2936 Lakeland Drive	501 Corporate Centre Drive, Suite 400	
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeannette Marzen, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justin G. Elrod and Steffani P. Elrod, husband and wife** hereinafter called the Grantees, their successors 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 Lot No. 415, on the Plan of Cloverhill, Section No. VII, of record in Book 2133, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeannette Marzen by deed from Melissa D. Saul, fka McCrary, married, dated May 5, 2005, recorded May 11, 2005, of record in Instrument No. 20050511-0053367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **2936 Lakeland Drive, Nashville, TN 37214**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of June, 2010.

Jeannette Marzen

Jeannette Marzen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeannette Marzen , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of June, 2010.

Notary Public

My Commission expires 1-17-12

KATHLEEN [illegible] WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012