WARRANTY DEED

R-BMR-11-1208

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jaclyn Joan Kole	Franklin American Mortgage Company	
1208 Stockell Street (ADDRESS)	501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	07115035200

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, we THOMAS LARSON AND WIFE, JESSICA LARSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JACLYN JOAN KOLE, AN UNMARRIED WOMAN, AND RICHARD JOSEPH KOLE, A MARRIED MAN, AS Tenants in Common w/ Right of Survivorship, 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 90, PLAN OF BENEDICT LAND COMPANY'S FIRST SUBDIVISION OF THE LINDSLEY TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 40, 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 SHIRLEY HAGAN BY QUITCLAIM DEED FROM JOHN R. KEIGHTLEY RECORDED FEBRUARY 17, 2004 IN INSTRUMENT NO. 20040217-0017821, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE AND DEANNA DORROUGH AS CO-TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2010 IN INSTRUMENT NO. 20100920-0074401 AND SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA TO THOMAS LARSON AND JESSICA LARSON, HUSBAND AND WIFE AS RECORDED ON THE 18TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110118-0004601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, AGE 40; 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 1208 Stockell Street, Nashville, Tennessee 37207
(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:T20110033842 DEEDWARR
Recvd: 06/06/11 15:42 2 pgs
Fees:13.00 Taxes:425.50
20110606-0043358

Witness my/our hand(s) this 2nd day of June, 2011.

Thomas Larson by Jessica Larson as Attorney-In Fact
Thomas Larson by Jessica Larson as Attorney in Fact

Jessica Larson

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Jessica Larson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Larson, and who acknowledged he/she/they executed the same as the free act and deed of the said Thomas Larson.

Witness my hand and official seal, this the 2 day of June, 2011.

Notary Public

My Commission Expires: 5-2014

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

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Jessica Larson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 day of June, 2011.

Notary Public

My Commission Expires: 5-2014

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

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