WARRANTY DEED

G-VRES-11-7335

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me this 10th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Benjamin A. Jackson	Franklin American Mortgage Company	
7335 Althorp Way	(NAME) 501 Corporate Centre Dr, # 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	173-9-A-35.00 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, we MIKE C. TAYLOR AND KEELY L. TAYLOR, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN A. JACKSON AND WIFE, CAROLINA L. FONDEVILA-JACKSON, 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 33, LENOX VILLAGE, REVISION ONE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020731-0091872, 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 MIKE C. TAYLOR AND KEELY L. TAYLOR, HUSBAND AND WIFE BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION, T/A RYAN HOMES RECORDED ON THE 3RD DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030603-0075483, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 146; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20020731-0091872; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20020315-0032826, AS SUPPLEMENTED IN INSTRUMENT 20021226-0158458, INSTRUMENT NO. 20021226-0158459 AND INSTRUMENT NO. 20020911-0110906; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20020412-0045831; MASTER DEED OF RECORD IN INSTRUMENT NO. 20020315-0032825; EASEMENTS OF RECORD IN BOOK 7361, PAGE 230, BOOK 7985, PAGE 449, INSTRUMENT NOS. 20010103-0000902, 20010918-0100850, 20011112-0123853, 20011129-0130322 AND 20020408-0042676; EASEMENT FOR THE FLOW OF THE WATER OF AN UNNAMED TRIBUTARY OF MILL CREEK; RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF AN UNNAMED TRIBUTARY OF MILL CREEK; CONVEYANCE OF COMMON AREA OF RECORD IN INSTRUMENT NO. 20020501-0053757 AND REFILED AT INSTRUMENT NO. 20020507-0056338 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7335 Althorp Way, Nashville, Tennessee 37211
(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:T20110036164 DEEDWARR
Recvd: 06/16/11 15:27 2 pgs
Fees:13.00 Taxes:591.63
20110616-0046356

Witness my/our hand(s) this 10th day of June, 2011.

Mike C. Taylor

Keely L. Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike C. Taylor and Keely L. Taylor, 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 10th day of June, 2011.

Notary Public

My Commission Expires:

(SEAL)



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