WARRANTY DEED

R-KW-11-1618

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,700.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2012
(AFFIX SEAL)

DANIEL ELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Clay T. Markham	Franklin American Mortgage Company	
806 18th Ave. S., Apt. 102 (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	83-14-293.00

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 DEREK SHANE KEMP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAY T. MARKHAM AND WIFE, ASHLEY J. MARKHAM, 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 342, EDGEFIELD LAND COMPANY'S SECOND SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 152, 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 BY QUITCLAIM DEED FROM JOHN ASHLEY BLACKBURN, A MARRIED MAN AND DEREK SHANE KEMP, UNMARRIED TO DEREK SHANE KEMP, UNMARRIED AS RECORDED ON THE 27TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030227-0026194 AND WARRANTY DEED FROM RICHARD K. SUMMERS AND WIFE, VALERIE A. SUMMERS TO JOHN ASHLEY BLACKBURN AND DEREK SHANE KEMP AS RECORDED ON THE 1ST DAY OF MAY, 2000 IN INSTRUMENT NO. 20000501-0043069, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DEREK SHANE KEMP IS NOW MARRIED. HIS SPOUSE, AMBER MARVIN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 57, PAGE(S) 152, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1618 Boscobel Street, Nashville, Tennessee 37206
(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:T20110046083 DEEDWARR
Recvd: 07/29/11 10:34 2 pgs
Fees:13.00 Taxes:772.19
20110729-0058201

Witness my/our hand(s) this 15th day of July, 2011.

Derek Shane Kemp

Amber Marvin by Derek Shane Kemp,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek Shane Kemp, 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 15th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of July, 2011, before me personally appeared Derek Shane Kemp, 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 Amber Marvin and who acknowledged he/she/they executed the same as the free act and deed of the said Amber Marvin.

Witness my hand and official seal, this the 15th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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