BILL GARRETT, Davidson County
Trans:T20110073295 DEEDWARR
Recvd: 11/18/11 15:10 2 pgs
Fees:13.00 Taxes:703.00
20111118-0090626

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Ashley S. Rudd
Affiant

Subscribed and sworn to before me, this the 14th day of November, 2011.

Amanda Vaughn
Notary Public

My commission expires: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily Todoran	**Franklin American Mortgage Co.**	**143-02-OC-027**
723 Harpeth Trace Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frances Anne Worthington, a married woman *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Todoran, unmarried and Michael Todoran and wife, Mary Todoran

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 27, as shown on the map entitled Harpeth Knoll, a Planned Unit Development, of record as Plat Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to FRANCES ANNE WORTHINGTON, by deed from MICHAEL CARTWRIGHT and wife, TINA CARTWRIGHT, of record as Instrument No. 20051123-0141506, dated November 14, 2005, said Register's Office.

***Under penalty of perjury, grantor hereby certifies that this property has never been the primary residence of her husband.**

This is improved (__X__) Unimproved (____) property, known as **723 Harpeth Trace Drive, Nashville, TN 37221.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 11th day of November, 2011.

Frances Anne Worthington

Frances Anne Worthington

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Frances Anne Worthington, a married woman** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **November, 2011.**

E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011