Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120003292 DEEDWARR
Recvd: 01/13/12 14:31 2 pgs
Fees:13.00 Taxes:610.50
20120113-0003974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December 2011

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy E. Smotherman	Franklin American Mortgage	146-11-0-096.00
525 Arrowwood Drive	501 Corporate Centre Dr #400	
Nashville, TN 37220	Franklin, Tennessee 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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon E. Bridston and wife, Geri Bridston,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amy E. Smotherman,** Unmarried . hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Section Four, Crieve Hall Estates of record in Plat Book 2133, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon E. Bridston, and wife, Geri Bridston and Joshua Elliott Bridston, married by deed from Jeffrey L. Hammond, unmarried, of record in Instrument Number 200801310010038, in the Register's Office for Davidson County, Tennessee, dated January 17, 2008.

And being the same property conveyed to Jon E. Bridston and wife Geri Bridston by Quitclaim Deed from Jon E. Bridston and wife Geri Bridston and Joshua Elliott Bridston of record in Instrument 201101070002324, Register's Office for Davidson County, Tennessee, dated October 5, 2010.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 525 Arrowwood Drive, Nashville, TN 37220

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 15 day of December, 2011.

Jon E. Bridston

Geri Bridston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon E. Bridston and Geri Bridston,** 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 and official seal at Franklin, Tennessee, this the 15th day of December, 2011.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 4/9/2013

FILE NO: 2011081815