Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120016791 DEEDWARR
Recvd: 03/07/12 10:18 2 pgs
Fees:13.00 Taxes:555.00
20120307-0019967

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

x Sarah M Gordon
Affiant

Subscribed and sworn to before me, this 6 day of March, 2012.

Notary Public
My commission expires: 12-27-15

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY KATHLEEN A. TOMLINSON COMM. EXP. 12/27/15

03-1202-37532

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah M. Gordon	Franklin American Mortgage	133-03-0 151.00
118 Vaden Drive	501 Corporate Centre Drive, #400	
Nashville TN 37211	Franklin, TN 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia A. Smith and husband, Edward Smith, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah M. Gordon, hereinafter called the Grantees, their successors 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 Lot No. 191 on the Plan of Glencoe Acres, of record in Book 1835, Pages 136-138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Hebert and Bobbie A. Delaney by deed from Joseph Andrew Matthews, dated June 27, 2033, recorded July 3, 2003 in Instrument No. 20030703-0092616, Register's Office for Davidson County, Tennessee.

Bobbie A. Delaney conveyed her interest in subject property to Cynthia A. Smith f/k/a/ Cynthia A. Herbert, married, by Quitclaim Deed dated April 1, 2009, recorded June 2, 2009 in Instrument No. 20090602-0050519, Register's Office for Davidson County, Tennessee.

Subject property was further conveyed to Cynthia A. Smith and husband, Edward Smith, by Quitclaim Deed from Cynthia A. Smith f/k/a Cynthia A. Hebert, dated May 5, 2009, recorded June 2, 2009 in Instrument No. 20090602-0050520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 118 Vaden Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 6th day of March, 2012.

Cynthia A. Smith

Edward Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia A. Smith and Edward Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 6th day of March, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

