This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20120025750 DEEDWARR
Recvd: 04/09/12 15:00 3 pgs
Fees:18.00 Taxes:1122.95
20120409-0030241

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ashley E. Johnson, formerly known as Ashley E. Lenny, and husband Jeremiah Johnson** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Michael L. Scheideman and Marissa R. Moss, husband and wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 8, on the plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Plat Book 57, Page 66, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ashley E. Jenny, an unmarried person by Deed from John Leonard Walther, Jr. and wife, Mary Louise Walther, dated 08/24/2004 and filed for record on 09/30/2004 in Instrument 200409300118105, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200410210127004.

Map & Parcel: 08309040900

This property is known as: **1415 Woodlawn St., Nashville, TN 37206**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 30th day of March, 2012.

Ashley E. Johnson, Grantor

Jeremiah Johnson, Grantor

Jeremiah Johnson joins herein for the purpose of conveying any right title or interest he may have in the herein described property by virtue of his marriage to Ashley E. Johnson.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Johnson and Jeremiah Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2012.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Michael Scheideman & Marissa Moss	Franklin American Mortgage Co
1415 Woodlawn St.	501 Corporate Centre Drive, #400
Nashville, TN 37206	Franklin, TN 37067

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$303,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of March, 2012.

x _____
Affiant

Michael L. Scheideman
Type or Print Name

(Seal)

_____
Notary Public

My commission expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

_____

Charles Smith
Type or Print Name