BILL GARRETT, Davidson County
Trans:T20120032031 DEEDWARR
Recvd: 05/02/12 10:18 2 pgs
Fees:13.00 Taxes:463.24
20120502-0037478

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of April, 2012, by and between Walker J Fleming, Trustee of The Repeat Land Trust , party of the first part, and Jeffrey D. Ray and Jordan A Kiethley, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

All that parcel of land in County of Davidson, State of Tennessee as more fully described in Document 20020705-0080974,(being incorrect as 0020705-0080974 in prior deed) and being more particularly described as follows:

Being Lot Number 41 on the Plan of Jackson's Retreat, Phase , Section Two, as of record in Plat Book 5200, Page 334 and 335, as amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Repeat Land Trust, by virtue of that certain Cash Deed dated November 30, 2011, at Instrument No. 20111202-0093849 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Walker J. Fleming, Trustee
Walker J Fleming, Trustee of The Repeat Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walker J Fleming, Trustee , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Jeffrey D Ray and Jordan A Kiethley 208 Retreat Court West Hermitage, TN 37076
Tax Parcel No	08607005700
Property Address:	208 Retreat Court West Hermitage, TN 37076
MAIL TAX BILLS TO:	Franklin American Mortgage 501 Corporate Centre Drive, Ste 400 **Franklin, TN 37067**
Firm File #:	20120320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of April, 2012.

Notary Public

My Commission Expires: 10-18-15

ANTHONY ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN