THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1286

Davidson County DEEDWARR
Recvd: 05/10/12 16:12 3 pgs
Fees:18.00 Taxes:517.63
20120510-0040789

Property Address:
5957 Colchester Dr., Hermitage, TN 37076
87-5-A-50

---Above This Line Reserved For Official Use Only---

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, **Matthew S. Evans and Morgan Evans(formerly known as Morgan Gunter)**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Carmen E. Velez, A Married Woman**, hereinafter "Grantee," 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 LOT NO. 103 ON THE PLAN OF Farmington Woods, Phase II SECTION I, as shown by Plat Book 7900, Page 306, Register's Office for said County.

Said Lot No. 103 fronts 40.20 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the easterly line and 125.00 feet on the westerly line to a dead line in the rear measuring 40.20 feet thereon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Sharon L. Caldwell and Steven M. Turock, dated May 18, 2006, and recorded May 19, 2006, in the Register of Deeds for the County of Davidson, as Document No. 20060519-0059053.

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

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

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 7th day of May, 2012.

{Seal}
Matthew S. Evans

{Seal}
Morgan Evans

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON (12)

On this the 7th day of May, 2012, before me the undersigned officer, personally appeared Matthew S. Evans and Morgan Evans, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 9.2.2013

Grantors' Name, Address, Phone:
Matthew S. Evans and Morgan Evans

Grantee's Name, Address, Phone:
Carmen E. Velez
5957 Colchester Drive
Hermitage, TN 37076

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SEND TAX STATEMENTS TO THE LENDER.
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

State of Tennessee
County of ~~Williamson~~ Wilson (12)

The actual consideration or value whichever is greater is $139,900.00

Subscribed and sworn before me this the 7th day of May, 2012.

Affiant

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
(Affix Seal)

My Commission Expires: 9.2.2013 Notary Public

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

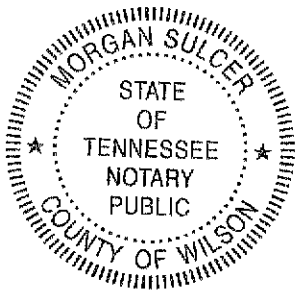
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013