(1)

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20120048545 DEEDWARR
Recvd: 07/02/12 12:11 2 pgs
Fees:13.00 Taxes:2055.35
20120702-0057835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $555,500.00

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this 29th day of June 2012.

Georgette R Kennedy
Notary Public
My commission expires: 05-06-13

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
W. Sean Travis 4649 Chalmers Dr. Nashville TN 37215	Sumner Bank and Trust 780 Browns Lane Gallatin, TN 37066	13114003200

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 Mary Ann Fowlkes hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to W. Sean Travis and spouse, Lauren Travis 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:

Being Lot No. 220 on the Plan of Tynewood Estates, Section 1, as of record in Book 2900, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Ann Fowlkes by deed from George D. Brantly and wife, Irene Brantly of record in Instrument No. 20030820-0120694, dated 08/15/03, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Tynewood Estates, Section 1, of record in Book 2900 Page 88, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3069, page 566, Register's Office for Davidson County, Tennessee

This property is improved property known as 4649 Chalmers Dr., Nashville, Tennessee 37215

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 29th day of June, 2012.

Mary Ann Fowlkes

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 Mary Ann Fowlkes , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2012.

Notary Public

My Commission expires: 2/22/15

AMY CROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 07144