Return to: JTC
24091-3

BOX 14

Warranty Deed

BILL GARRETT, Davidson County Trans:T20120051584 DEEDWARR Recvd: 07/13/12 08:49 2 pgs Fees:13.00 Taxes:508.75 20120713-0061518	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $137,500.00 Affiant Subscribed and sworn to before me, this the 11th day of July, 2012. Notary Public My commission expires: 10.21.12

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.3100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chrysa F. Malosh & Robert L. Butsch	Franklin American Mortgage Company	
1807 Cloverleaf Drive	501 Corporate Center Dr. Suite 400	073-13-0-004.00
Nashville, TN 37216	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSICA BRYANT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRYSA F. MALOSH, UNMARRIED AND ROBERT L. BUTSCH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 88 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 88 fronts 85.82 feet on the Northwesterly margin of Cloverleaf Drive and runs back between lines of 150.07 feet on the Northwesterly side and 151.64 feet on the Southeasterly side to a dead line in the rear measuring 85 feet.

Being the same property conveyed to Jessica Bryant, an unmarried woman by Warranty Deed from Curt W. Porter, unmarried of record at Instrument No. 20060404-0038176, Register's Office for Davidson County, Tennessee, dated February 17, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1807 Cloverleaf Drive, Nashville, TN 37216.

This instrument is being executed on behalf of Jessica Bryant pursuant to a Power of Attorney executed by same on the 5th day of July, 2012, of record in Instrument No. 20120713-0061517, Register's Office for Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2012.

Jessica Bryant by Trudi Thacker her attorney in fact

Jessica Bryant by Trudi Thacker, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trudi Thacker, attorney in fact for Jessica Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2012.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public