THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2012. Notary Public MY COMMISSION EXPIRES: 11-3-2015 (AFFIX SEAL)

DONNA C. PIOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey D. Melton	Franklin American Mortgage Co.	MAP 063-04-0
716 Charlie Gann Drive	501 Corporate Centre Dr, Ste. 400	PARCEL 111.00
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Selena Givens Green, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bailey D. Melton, unmarried**

HEREINAFTER CALLED THE GRANTEES, 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. 27 on the Plan of Range Heights, Section 2 of record in Plat Book 8250, Page 936, in the Register's Office for Davidson County, Tennessee , to which Plan reference is hereby made for amore complete description of the property.

Being the same property conveyed to Selena Givens by Warranty Deed from Natalie L. Soule and husband Kerry Soule of record at Instrument No. 20060724-0088587, Register's Office for Davidson County, Tennessee, dated July 21, 2006.

This property is not now and has never been a marital residence of the Grantor and as such is not subject to any homestead, dower, or any other marital interest as contemplated by statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **716 Charlie Gann Drive, Old Hickory, TN 37138.**
This property is sometimes known as 716 Charlie Gann Road, Old Hickory, TN 37138.

BILL GARRETT, Davidson County
Trans:T20120052188 DEEDWARR
Recvd: 07/16/12 11:53 2 pgs
Fees:13.00 Taxes:370.00
20120716-0062316

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 the 12th day of July, 2012.

Selena Givens Green by Kimberly Pennington, Attorney-in-Fact

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 **Kimberly Pennington** 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 on behalf of **Selena Givens Green**, as her Attorney in Fact, as the free act and deed of the within named **Selena Givens Green**.

Witness my hand and official seal this the 12th day of July, 2012.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE 1-9-2016 DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE