THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***352,000.00.

Jennifer E. Fouse
Affiant

Subscribed and sworn to before me this 10th day of August, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120060399 DEEDWARR
Recvd: 08/14/12 11:30 2 pgs
Fees:13.00 Taxes:1302.40
20120814-0072591

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Adrienne W. Hollis
808 Boscobel Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Franklin American Mortgage Co.
501 Corporate Centre Dr. Ste 400
Franklin, TN 37067

MAP & PARCEL NOS.

MAP 082-16-0
PARCEL 338.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Two Thousand and 00/100 Dollars ($***352,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jennifer E. Fouse, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Adrienne W. Hollis and James P. Hlavati, wife and husband, (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:

BEING Lot No. 127 on the Plan of J S Williams Addition Edgefield of record in Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jennifer E. Fouse, unmarried, by Warranty Deed dated November 20, 2003, from Curtiswood, LLC, of record as Instrument No. 20031204-0174342 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Boscobel Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of J S Williams Addition Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

10th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of August, 2012.

Jennifer E. Fouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer E. Fouse, the bargainor, 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 this 10th day of August, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY