WARRANTY DEED

R-VRES-12-1005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/5/2014

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip S. Cordell	Franklin American Mortgage Company	
1005 Chicamauga Avenue (ADDRESS)	501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	082-08-0-371.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BLAINE ENTERPRISE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP S. CORDELL AND SHANNON CORDELL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF THE SOUTHERLY 150 FEET OF LOT NO. 56 ON THE PLAN OF STRATTON & SEYMOUR'S ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 23, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 56 FRONTS 50 FEET ON THE NORTHERLY SIDE OF CHICAMAUGA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO THE SOUTHERLY MARGIN OF A PROPOSED ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BLAINE ENTERPRISE, LLC BY DEED FROM RUFUS O. EVANS AND WIFE, NANNIE Y. EVANS OF RECORD AT INSTRUMENT NO. 20071002-0117308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 28, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 23, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1005 Chicamauga Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20120066351 DEEDWARR
Recvd: 09/05/12 09:24 2 pgs
Fees:13.00 Taxes:821.40
20120905-0080014

Witness my/our hand(s) this 31st day of August, 2012.

Blaine Enterprise, LLC

BY: Steven L Blaine, Member
Steven Blaine, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2012, before me personally appeared Steven Blaine, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Blaine Enterprise, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2012.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903