Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $260,200.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2012.

Notary Public
My commission expires: ~~11/06/14~~ 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC

04-1208-5440

Address of New Owner:	Send Tax Bills to:	Tax Information
Alisa M. Blanchard	Franklin American Mortgage	146-16-0-157.00
5217 Smartt Dr.	501 Corporate Centre Drive, #400	
Nashville TN 37220	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joanna F. Bryant, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Alisa M. Blanchard, unmarried, hereinafter called the Grantee, his successors 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. 950, on the Plan of Brentwood Hall, Section IX, of record in Book 2331, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joanna F. Bryant and Bernice D. Ferrell, both unmarried, as tenants in common with rights of survivorship by deed from Michael Y. Slukich, married, dated June 12, 2009, recorded June 17, 2009, of record in Instrument No. 20090617-0056251, Register's Office for Davidson County, Tennessee. Bernice D. Ferrell having since died on October 1, 2011 leaving Joanna F. Bryant as the surviving tenant.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5217 Smartt Dr., Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120067013 DEEDWARR
Recvd: 09/06/12 14:45 2 pgs
Fees:13.00 Taxes:962.74

20120906-0080917

WITNESS my hand this 31st day of August, 2012.

Joanna F. Bryant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joanna F. Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of August, 2012.

Notary Public
State of Tennessee at Large

My Commission expires: 4/9/14

