WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2012

Notary Public:

MY COMMISSION EXPIRES: 1-6-14
(AFFIX SEAL)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Guthrie	Franklin American Mortgage	Parcel ID:
904 Tabitha Lane	501 Corporate Centre Dr.	06401007700
Old Hickory, TN 37138	Franklin, TN 37067	

FOR AND IN 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

Glenn A. Bubel and wife, Debra C. Bubel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Guthrie and wife, Ashley Guthrie

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. 156, on the Plan of Minor Revision Lots 156 & 157, Phase One, Cleveland Hall, of record in Instrument 20001026-0106276, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Glen A. Bubel and wife, Debra C. Bubel by deed from Danny L. Wilburn, Jr. and wife, Kathryn Michelle Wilburn, of record in Instrument 20050620-0069881, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11725, Page 76, amended by Instrument 20050307-0024504; Instrument 20051202-0144894; Instrument 20060113-0005680; Instrument 20071220-0146113; Instrument 20080208-0013290; Instrument 20081014-0103112; and Book 11725, Page 110, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001026-0106276, said Register's Office.

Glenn A. Bubel and Glen A. Bubel being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 904 Tabitha Lane, Old Hickory, TN 37138

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 our hands this 7th day of September, 2012.

Glenn A. Bubel

Debra C. Bubel

Davidson County DEEDWARR
Recvd: 09/10/12 10:17 2 pgs
Fees:13.00 Taxes:1098.90
20120910-0081668

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 Glenn A. Bubel and Debra C. Bubel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2012.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY