WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2012 Notary Public MY COMMISSION EXPIRES: 12-10-12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120070302 DEEDWARR
Recvd: 09/18/12 12:37 2 pgs
Fees:13.00 Taxes:610.50
20120918-0084769

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey McCain and Patricia R. Logan	Magna Bank	173-9-A-399.00
(NAME)	(NAME)	
1507 Tolkien Lane	6525 Quail Hollow, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN, 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Rebekah Fammatre and Christopher J. Fammatre, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kelsey McCain, an unmarried person and Patricia R. Logan, an unmarried person, as joint tenants with the right of survivorship,** 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. 333 on the Plan of Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, 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 Rebekah Fammatre and Christopher J. Fammatre, wife and husband, by Warranty Deed from Regent Homes, LLC, dated September 27, 2005, filed September 29, 2005 in Instrument No. 20050929-0117245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1507 Tolkien Lane, Nashville, TN 37211

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, has 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 **10th** day of **September, 2012**

Rebekah Fammatre
Rebekah Fammatre

Christopher J. Fammatre
Christopher J. Fammatre by Rebekah Fammatre Attorney In Fact
by Rebekah Fammatre
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Rebekah Fammatre**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **September, 2012**

Laurie M Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12-10-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rebekah Fammatre, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher J. Fammatre, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20120918-0084768 , Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Christopher J. Fammatre, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 10th day of September, 2012.

Laurie M Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-12