BILL GARRETT, Davidson County
Trans:T20120075763 DEEDWARR
Recvd: 10/05/12 12:37 2 pgs
Fees:13.00 Taxes:962.00
20121005-0091441

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith J. Leman and Alethea Leman, husband and wife	Franklin American Mortgage Company	04900024000
849 S Broadway #706 (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
Los Angeles, CA 90014 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas Clayton Craven and wife, Helen S. Craven, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith J. Leman and Alethea Leman, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY HAL R. SWANN, JR. DATED MAY 25, 1972, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF BRICK CHURCH LANE, THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO D.W. SWINDLE BY DEED FROM E.B. SHEARON ET UX, OF RECORD IN BOOK 3766, PAGE 504, REGISTER'S OFFICE FOR SAID COUNTY AND THE SOUTHWEST CORNER OF SUBJECT TRACT; THENCE WITH SAID MARGIN SOUTH 86 DEGREES 30' EAST 170.5 FEET, MORE OR LESS; THENCE WITH THE LINE BETWEEN SUBJECT PROPERTY AND PROPERTY CONVEYED TO E.B. SHEARON BY DEED OF RECORD IN BOOK 2590, PAGE 609, SAID REGISTER'S OFFICE, NORTH 2-1/2 DEGREES EAST 1085 FEET TO THE SOUTH LINE OF HODGES PROPERTY; THENCE WITH THE LINE BETWEEN SUBJECT PROPERTY AND THE HODGES PROPERTY NORTH 85 DEGREES WEST 170.5 FEET, MORE OR LESS; THENCE WITH THE LINE BETWEEN SUBJECT PROPERTY AND SAID SWINDLE PROPERTY, SOUTH 2 DEGREES 30' WEST 1090.73 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS CLAYTON CRAVEN AND WIFE, HELEN S. CRAVEN BY DEED FROM GEORGIA ANNETTE BRATTEN, OF RECORD BY INSTRUMENT NO. 20000330-0031962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 675 Brick Church Lane; Whites Creek, TN 37189
(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 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

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 3rd day of October, 2012.

Thomas Clayton Craven

Thomas Clayton Craven

Helen S. Craven

Helen S. Craven

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Clayton Craven and wife, Helen S. Craven, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2012.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072