WARRANTY DEED

G-VRE-12-5025

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013

(AFFIX SEAL)

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
Erin Woodward-Smith	Franklin American Mortgage	
5025 Edmondson Pike (ADDRESS)	501 Corporate Centre Drive #400 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	147-10-57.00

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 CARLA MICHELLE GIVEN AND HUSBAND CHAD GIVEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN WOODWARD-SMITH, AN UNMARRIED WOMAN AND MARY ANN WOODWARD-SMITH, AN UNMARRIED WOMAN, 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 LOT NO. 302 ON THE PLAN OF CALDWELL COUNTRY ESTATES, SECTION 5, OF RECORD IN BOOK 3300, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY AS FOLLOWS: SAID LOT NO. 302 FRONTS 118.10 FEET ON THE NORTHWESTERLY MARGIN OF EDMONDSON PIKE AND RUNS BACK 145 FEET ON THE SOUTHWESTERLY LINE AND 144 FEET ON THE NORTHERLY LINE TO A DEAD LINE MEASURING 113.4 FEET THEREON. INCLUDED IN THE ABOVE DESCRIPTION, HOWEVER, EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF RECORD IN BOOK 7190, PAGE 132, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO CARLA MICHELLE TUCKER, UNMARRIED BY WARRANTY DEED FROM MICHAEL A. SOLOMON, UNMARRIED, RECORDED ON THE 29TH DAY OF SEPTEMBER, 2009 IN INSTRUMENT NO. 20090929-0090255, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CARLA MICHELLE TUCKER HAVING SINCE MARRIED AND IS NOW KNOWN AS CARLA MICHELLE GIVEN. CHAD GIVEN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 16; CONVEYANCE TO METRO GOVERNMENT OF RECORD 7190, PAGE 132 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5025 Edmondson Pike, Nashville, Tennessee 37211
(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:T20120080169 DEEDWARR
Recvd: 10/22/12 15:59 2 pgs
Fees:13.00 Taxes:610.50
20121022-0096745

Witness my/our hand(s) this 18th day of October, 2012.

Carla Michelle Given

Chad Given

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla Michelle Given and Chad Given, the within named bargainor, 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 18th day of October, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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