This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 13th day of DECEMBER , A.D., 20 12 , by and between

Gwen S. Leuthold, an unmarried woman

First Parties, and

DONNA. M. WOOD, UNMARRIED

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24, ON THE FINAL PLAT OF WILLIAMSPORT SUBDIVISION, SECTION ONE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGES 628 AND 629, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GWEN S. LEUTHOLD AN UNMARRIED WOMAN BY DEED FROM ROBERT D. IVY AND WIFE, KERRY C. IVY, RECORDED ON NOVEMBER 8, 2004, IN INSTRUMENT NO. 20041108-0134681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
DONNA M. WOOD
692 WILLIAMSPORT COURT
NASHVILLE, TN 37221

M+P
128-3-B-24.00 CO

RESPONSIBLE TAXPAYER:
FRANKLIN AMERICAN MORTGAGE CO
501 CORPORATE CENTRE DRIVE, #400
FRANKLIN, TN 37067

BILL GARRETT, Davidson County
Trans:T20120096391 DEEDWARR
Recvd: 12/17/12 15:05 2 pgs
Fees:13.00 Taxes:836.76
20121217-0116168

CLT # _____

MR-PA-239308

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Gwen S. Leuthold × _____

Gwen S. Leuthold

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gwen S. Leuthold, an unmarried woman, 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, at office, this 2nd day of October, 2012.

✓ Janelle VanHootegem Notary Public

My Commission Expires: August 23, 2016

JANELLE VanHOOTEGEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 226,150.00. Affiant Carl Test.

Subscribed and sworn to before me this 13TH day of DECEMBER, 20 12.

My Commission Expires: 01/07/2013 Dana Delworth

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY