Send Tax Statements To:
Franklin American Mortgage
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Sarah A. Kurtz
1079 Jacob Valley Rd
Joelton, TN 37080

From Information Furnished By

Map and Parcel 020000006100

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOHN C. TUBERVILLE AND BRANDY G. TUBERVILLE F/K/A BRANDY G. BELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, has this day bargained and sold and does hereby transfer and convey unto, **SARAH A. KURTZ, unmarried and NICHOLAS J. HILL, unmarried as tenants in common with rights of survivorship,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of County, State of Tennessee, within the corporate limits of the City of Joelton, and being described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit; Being Lot No. 7 on the Plan of Jacobs Valley, Section 3, as of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to John C. Tuberville, an unmarried man, and Brandy G. Bell, an unmarried woman, as Joint Tenants with Right of Survivorship, by deed from Katherine Goodson, Trustee, dated January 9, 2009, appearing of record in Instrument Number 20090122-0005487, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to and to any and all matters shown on said plan of record in Plat Instrument Number 20021010-0124310; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SARAH A. KURTZ, unmarried and NICHOLAS J. HILL, unmarried,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20130004588 DEEDWARR
Recvd: 01/16/13 14:48 2 pgs
Fees:13.00 Taxes:691.90
20130116-0005382

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of January, 2013.

John C. Tuberville

Brandy G Tuberville FKA

Brandy G. Tuberville f/k/a Brandy G. Bell

Brandy G. Bell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **John C. Tuberville and Brandy G. Tuberville f/k/a Brandy G. Bell,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Joelton, Tennessee, this the 14th day of January, 2013.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA K. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 14th day of January, 2013.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY