WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-CBB-13-5212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(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
Zachary Allen	Franklin American Mortgage Company	
2426 Maplecrest Drive (ADDRESS)	501 Corporate Centre Dr # 400 (NAME) (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	098-02-0-016.00

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 SHIRLEY M. RICHEY, UNMARRIED
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY ALLEN AND STACIE ALLEN, HUSBAND AND WIFE, 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. 37 ON THE PLAN OF ROXBOROUGH SUBDIVISION OF RECORD IN PLAT BOOK 5200, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 37 FRONTS 80 FEET ON THE EASTERLY MARGIN OF ALYADAR DRIVE AND EXTENDS BACK 324.97 FEET ALONG THE SOUTHERLY LINE WHICH IS A BROKEN LINE AND 290.00 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 48.62 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. RICHEY AND WIFE, SHIRLEY M. RICHEY BY DEED FROM DANIEL BULTSMA AND WIFE, PAULA BULTSMA OF RECORD AT INSTRUMENT NO. 20041001-0118507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2004 AND RECORDED ON OCTOBER 1, 2004. THOMAS E. RICHEY, HAVING SINCE DIED ON JUNE 24, 2010 LEAVING SHIRLEY M. RICHEY THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE 63; BOOK 5302, PAGE 669, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5212 Alyadar Drive, Hermitage, Tennessee 37076
(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:T20130039161 DEEDWARR
Recvd: 05/10/13 09:01 2 pgs
Fees:13.00 Taxes:554.63
20130510-0047326

Witness my/our hand(s) this 7th day of May, 2013.

Shirley M. Richey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley M. Richey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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