This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013050015

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $155,000.00

Davidson County DEEDWARR
Recvd: 05/28/13 10:46 3 pgs
Fees:18.00 Taxes:573.50
20130528-0053350

Sworn to and subscribed before me this 24th day of May, 2013.

Affiant

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:
Mark Harney
625 McMurray Drive
Nashville, TN 37211

Send Tax Bills to:
Franklin American Mortgage
~~New Owner~~
501 Corporate Center Dr Suite 406
Franklin, TN 37067

Map-Parcel Number
161-020-009.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Anne Goldstein-Fritz, and husband Christian Paul Fritz, who obtained title as Jennifer Anne Goldstein, unmarried and Christian Paul Fritz, unmarried, as joint tenants with right of survivorship** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Harney, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Three, McMurray Woods of record in Plat Book 3300, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Anne Goldstein and Christian Paul Fritz, as joint tenants with rights of survivorship by Deed from Leslie F. Hollis of record at Instrument No. 200307300107440, Register's Office for Davidson County, Tennessee, dated 7/25/2003 and recorded on 7/30/2003.

This is improved property known as **625 McMurray Drive, Nashville, TN 37211.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this24th day of May, 2013.

Jennifer Anne Goldstein-Fritz

Christian Paul Fritz

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jennifer Anne Goldstein-Fritz and Christian Paul Fritz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

