This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013040033

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, is $149,900.00

Sworn to and subscribed before me this 3rd day of June, 2013.

Affiant

Notary Public
MY COMMISSION EXPIRES 10/15/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130046790 DEEDWARR
Recvd: 06/05/13 09:33 2 pgs
Fees:13.00 Taxes:554.63
20130605-0056814

Address of New Owner:
Harold Salyer, Jr.
122 Oxford Court
Goodlettsville, TN 37072
W.

Send Tax Bills to:
Franklin American
Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

Map-Parcel Numbers:
026-06-0-092.00

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, **Johnny Redwine and wife, Juanita Redwine**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold Salyer, Jr. and Melodie M. Salyer, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows: W.

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Windsor Green, Phase II, Section II of record in Plat Book 6900, Page 549, 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 Johnny Redwine and wife, Juanita Redwine by Deed from Daniel Bryant and wife, Rebecca Bryant of record at Instrument No. 20050810-0095076, Register's Office for Davidson County, Tennessee, dated August 4, 2005 and recorded on August 10, 2005.

This is improved property known as **122 Oxford Court, Goodlettsville, TN 37072.**

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, this 3rd day of June, 2013.

Johnny Redwine

Juanita Redwine

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Johnny Redwine and Juanita Redwine, 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 3rd day of June, 2013.

Notary Public

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