BILL GARRETT, Davidson County
Trans:T20130049749 DEEDWARR
Recvd: 06/13/13 10:39 2 pgs
Fees:13.00 Taxes:710.40

20130613-0060373

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2013.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Thomas Sory et al	Franklin American Mortgage Co.	**Map\Parcel: 173090A06800CO**
7708 Porter House Drive	501 Corporate Centre Dr. #400	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Karna K. Johanson, now known as Karna Lynn, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Thomas Sory, unmarried and Lilly Rachels, unmarried and Scott Wunderlich Rachels, married, Tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 61 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument Number 20020731-0091872, 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 Karna K. Johanson, a single woman by Deed from Tyler T. Muesch and Amy L. Muesch, Husband and Wife of record at Instrument No. 20090330-0028146, Register's Office for Davidson County, Tennessee, dated 3/27/2009 and recorded on 3/30/2009.

**Derrick Lynn, spouse of Karna K. Johanson, now known as Karna Lynn, joins in the execution of this instrument to convey any and all marital interest he may have acquired in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 7708 Porter House Drive Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

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

Karna K. Johanson nka Karna Lynn

**Derrick Lynn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Karna K. Johanson, now known as Karna Lynn and Derrick Lynn the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2013.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130159AW**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027