Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 13050387

BILL GARRETT, Davidson County
Trans:T20130053196 DEEDWARR
Recvd: 06/24/13 11:12 2 pgs
Fees:13.00 Taxes:554.63
20130624-0064419

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 21ST DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Tippett, an unmarried woman	Franklin American Mortgage Company (NAME)	07204019300
1315 Sunnymeade Drive (ADDRESS)	501 Corporate Centre Drive (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Jerome Dodd, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vanessa Tippett, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NOS. 44 AND 45, AND ALL OF LOT NOS. 46 AND 47, BLOCK "D" OF THE EASTERLY PART OF SUNNYMEADE SUBDIVISION AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF SUNNYMEADE DRIVE, SAID PIN BEING THE COMMON CORNER OF LOT NOS. 47 AND 48; THENCE NORTH 30 DEGREES 30' EAST ALONG THE LINE BETWEEN LOT NOS. 47 AND 48, 142.4 FEET TO AN IRON PIN; THENCE SOUTH 59 DEGREES 30' EAST ALONG THE BACK LINES OF LOT NOS. 47, 46, 45 AND 44, 225.6 FEET TO AN IRON PIN; THENCE SOUTH 69 DEGREES 30' WEST 159.5 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SUNNYMEADE DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE SOUTHWESTERLY AROUND A CURVE 133 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM JEROME DODD AND WIFE, FRANCES M. DODD BY WARRANTY DEED FROM ROBERT LEE TITSWORTH AND WIFE, CORA VIRGINIA M. TITSWORTH, OF RECORD IN BOOK 337, PAGE 67, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID FRANCES M. DODD HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

CONNIE LYNN HAMBLEN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF WILLIAM JEROME DODD, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20130624 0064418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1315 Sunnymeade Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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

WARRANTY DEED
(Continued)

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 21st day of June, 2013.

William Jerome Dodd

By: Connie Lynn Hamblen
Connie Lynn Hamblen, Attorney-in-Fact
Attorney in Fact

State of Tennessee
County of Davidson

On this 21st day of June, 2013, before me personally appeared Connie Lynn Hamblen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Jerome Dodd and acknowledged that such person executed the same as the free act and deed of William Jerome Dodd.

Mary Birthright
Notary Public

My commission expires: 11-3-15

RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Ste. 203
Smyrna, TN 37167

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY