Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 50-B
~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

39-B
File #13-1210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy E. Russell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Griffin W. House, and wife, Jane W. House**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Belmont Land Co.'s Plan of Lots Called "Belmont Heights" of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nancy E. Russell by deed from Carol Fletcher and husband, Bryan Claytor, dated May 5, 2008, of record as Instrument No. 20080507-0047227, Register's Office for Davidson County, Tennessee and Quitclaim Deed of record as Instrument No. 20080801-0079468, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1900 Beechwood Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of June, 2013.

Nancy E Russell _____

Nancy E. Russell

BILL GARRETT, Davidson County
Trans:T20130054281 DEEDWARR
Recvd: 06/26/13 13:55 2 pgs
Fees:13.00 Taxes:2830.50

20130626-0065819

State of Tennessee)
County of Davidson)

On this 21st day of June, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nancy E. Russell , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 765,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of June, 2013.

Notary Public

My Commission Expires: 1-9-16

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Griffin W. House	Franklin American Mortgage Co.	104-16-175
1900 Beechwood Avenue	501 Corporate Centre Dr., Ste. 400	
Nashville, TN 37212	Franklin, TN 37067	