WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-28-15
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130056269 DEEDWARR
Recvd: 07/02/13 12:45 2 pgs
Fees: 13.00 Taxes: 464.35
20130702-0068308

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah J. Pausina and James Panzini	Franklin American Mtg. Co.	074 08 0 064.00
(NAME)	(NAME)	
7046 Bonnavent Dr.	501 Corporate Ctr Dr., Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Franklin V. York and Barbara A. York, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Micah L. Pausina, unmarried and James Panzini, unmarried, as tenants in common with expressed rights of survivorship** hereinafter called the Grantee(s), 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. 379 on the Plan of Section Seven, Hermitage Hills, as of record in Plat Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Franklin V. York and Barbara A. York by Warranty Deed from Carl Reader McBride and wife, Barbara J. York dated May 22, 2000 of record in Instrument No. 20000522-0050723, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7046 Bonnavent Dr., Hermitage, TN 37076

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, has 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 our hands this 25 day of June, 2013.

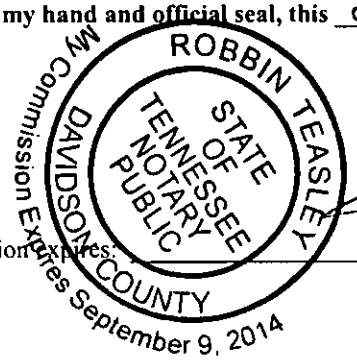
Franklin V. York

Barbara A. York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Franklin V. York and Barbara A. York**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of June, 2013.



Notary Public

My commission expires: