Box 14

BILL GARRETT, Davidson County
Trans:T20130056590 DEEDWARR
Recvd: 07/03/13 09:45 2 pgs
Fees:13.00 Taxes:505.05
20130703-0068704

WARRANTY DEED

G-CPC-13-808

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Tiffany Carwile
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Smith	Franklin American Mortgage Company	
808 Nashua Court	(NAME) 501 Corporate Center Dr., Ste. 400	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	09105027100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSSELL BUCHI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER L. SMITH, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 11, BROOKEWOOD, PHASE 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 877, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL BUCHI, SINGLE BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., FORMERLY JPMORGAN CHASE BANK, AS TRUSTEE FOR STRUCTURE ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR5, RECORDED ON THE 20TH DAY OF MAY, 2013 IN INSTRUMENT NO. 20130520-0050652, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 8250, PAGE 877; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10994, PAGE 363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 808 Nashua Court, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of June, 2013.

Russell Buchi by Laura Mitchell, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAURA MITCHELL 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 RUSSELL BUCHI and who acknowledged he/she/they executed the same as the free act and deed of the said RUSSELL BUCHI.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903