THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
Warranty Title Insurance Company
2400 Crestmoor Road, Ste. 104
Nashville, TN 37215

Address New Owner(s)
Grace Lee Murphy and Sarah Elizabeth Seepe
4400 Belmont Park Terrace, #148
Nashville, TN 37215

Send Tax Bills To:
Sumner Bank & Trust
780 Browns Lane
Gallatin, TN 37066

Map & Parcel Nos.:
131030B14800CO

BILL GARRETT, Davidson County
Trans:T20130056606 DEEDWARR
Recvd: 07/03/13 10:07 2 pgs
Fees:13.00 Taxes:1291.30
20130703-0068732

WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd **day of** July, **2013**, by and between **Cynthia F. Franz, Trustee of the Cynthia F. Franz Revocable Living Trust dated May 5, 2004, and Cynthia F. Franz, individually**, parties of the first part, and **Sarah E. Seepe, unmarried, and Grace Lee Murphy, unmarried, as tenants in common with rights of survivorship,** parties of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED FORTY NINE THOUSAND AND 00/100 DOLLARS ($349,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Building Site No. 148, on the Plan of Arden Place, Section Two, of record in Book 4675, Page 119, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia F. Franz Revocable Living Trust, from Robert P. Richardson and spouse, Patricia C. Richardson, by Warranty Deed dated May 20, 2010, of record in Instrument Number 20100524-0039620, in the Register of Deed's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said parties of the first part the day and year first above written.

Cynthia F. Franz Revocable Living Trust
dated May 5, 2004

Cynthia F Franz, Trustee
By: Cynthia F. Franz, Trustee

Cynthia F Franz
Cynthia F. Franz, individually

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Cynthia F. Franz, Trustee of the Cynthia F. Franz Revocable Living Trust dated May 5, 2004, and Cynthia F. Franz, individually,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 2nd **day of** July, **20**13.

Notary Public

My commission expires: 3/3/2014

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$349,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chris Lind
Affiant

Subscribed and sworn to before me, this 2nd **day of** July, **20**13.

Notary Public

My commission expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS:
4400 Belmont Park Terrace, #148
Nashville, TN 37215