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

BILL GARRETT, Davidson County
Trans:T20130056651 DEEDWARR
Recvd: 07/03/13 10:24 2 pgs
Fees:13.00 Taxes:2525.25
20130703-0068757

39-B
File #13-1258

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 **Brian Boxer and Jan Boxer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chance Formby and wife, Rhonda Formby**, 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. 4 on the plan of revision of Lots 1 through 8 on the Plan of Chickering Valley, of record in Book 2854, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 219.0 feet on the southwesterly margin of Chickering Lane and extends back 212.0 feet on the northwesterly line and 197.0 feet on the southeasterly line to a broken line in the rear, measuring 243.0 feet, thereon.

Being the same property conveyed to Brian Boxer and Jan Boxer, husband and wife, by deed from Joseph H. Freitag, an unmarried person, and Martha Freitag, an unmarried person, dated May 26, 2004, of record as Instrument No. 20040601-0063906 Register's Office for Davidson County, Tennessee.

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: 2115 Chickering Lane, Nashville TN, 37215.

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.

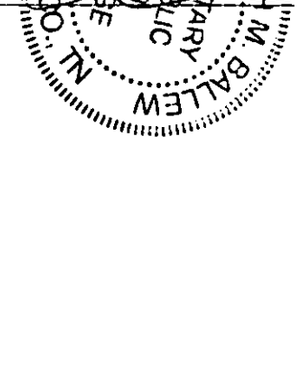
WITNESS THE EXECUTION HEREOF this 28th day of June, 2013.

Brian Boxer

Jan Boxer

State of Tennessee)
County of Davidson)

On this 28th 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 Brian Boxer and Jan Boxer, 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

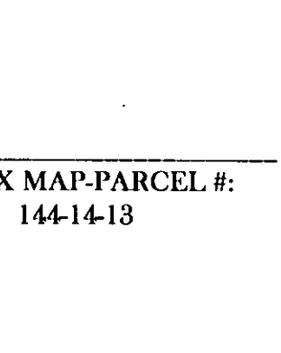
My Commission Expires: 7-8-15

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 682,500.00.

Affiant

Sworn and subscribed before me on this the 28th day of June, 2013.



Notary Public

My Commission Expires: 10/18/2016

NEW OWNER:
Chance P. Formby
2115 Chickering Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

TAX MAP-PARCEL #:
144-14-13