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

39-B
File #13-1252

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 Jeffrey Lemonds, and Alexandria Llobet, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John R. Veyhl, and Elizabeth P. Veyhl, husband and wife, 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 number 1 on the plan of Estepp's Two Lot Subdivision, as of record as instrument 20111130-0093002, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jeffrey Lemonds and Alexandria Llobet, husband and wife by deed from Jeff Esteep, LLC dated June 8, 2012, of record as Instrument No. 20120620-0054042 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: 5000 Georgia Avenue, Nashville TN, 37209.

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 19th day of July, 2013.

Jeffrey Lemonds

Alexandra Llobet

BILL GARRETT, Davidson County
Trans:T20130062982 DEEDWARR
Recvd: 07/24/13 11:25 2 pgs
Fees:13.00 Taxes:1056.35
20130724-0076437

State of Pennsylvania
County of Northampton

On this 19th day of July, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Lemonds and Alexandria Llobet, 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.

Marcia Bolesky
Notary Public

My Commission Expires: _____

MARCIA BOLESKY NOTARIAL SEAL COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marcia Bolesky, Notary Public
Whitehall Twp., Lehigh County
My Commission Expires Jan. 27, 2014
Member, Pennsylvania Association of Notaries

State of Tennessee)
County of Davidson).

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 285,500.00.

Affiant

Sworn and subscribed before me on this the 22nd day of July, 2013.

Amanda Vaughn
Notary Public

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 8/23/2016

NEW OWNER:
John R. Veyhl
5000 Georgia Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Co.
501 Corporate Centre Dr., # 400
Franklin TN 37067

TAX MAP-PARCEL #:
91-11-0-226