WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130064608 DEEDWARR
Recvd: 07/29/13 14:49 2 pgs
Fees: 13.00 Taxes: 1202.13
20130729-0078732

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2013

Notary Public:

MY COMMISSION EXPIRES: 9/8/2013
(AFFIX SEAL)

DEBORAH H. BERRY NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adam Sawyer	Franklin American Mortgage	Parcel ID:
919 Bresslyn Rd.	501 Corporate Centre Drive	10214003200
Nashville, TN 37205	Suite 400 Franklin, TN 37067	

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, we

Gail Jackson Hunter, Sole Heir of the Estate of Geneva C. Jackson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Adam Sawyer and Andrea Van Hoozer, as joint tenants with rights of survivorship
hereinafter called the GRANTEES, 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. 284 on the Plan of Brookmeade, Section 8, as of record in Book 2900, Page 134, Register's Office for said County.

Said Lot fronts 121 feet on the southerly side of Bresslyn Road, and extends back 383.4 feet on the westerly line and 384.6 feet on the easterly line, to a dead line on which it measures 123 feet thereon.

BEING the same property conveyed to Marshall Jackson and wife, Geneva C. Jackson by deed from John W. Frierson, Jr. and wife, Annie Bond Frierson, of record in Book 4354, Page 795, Register's Office for said County. The said Marshall Jackson predeceased Geneva C. Jackson. The said Geneva C. Jackson died on September 28, 2011 leaving as Sole Heir the Grantor herein.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 134, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 919 Bresslyn Rd., Nashville, TN 37205

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, 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 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 my hand this 26th day of July, 2013.

Gail Jackson Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail Jackson Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2013.

My Commission Expires: 8/23/16

Notary Public

