Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130065593 DEEDWARR
Recvd: 07/31/13 15:27 2 pgs
Fees:13.00 Taxes:626.78

20130731-0079937

02-1306-48583

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $169,400.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2013.

Notary Public
My commission expires: 9/8/2013

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica M. Brown 3132 Edgemont Dr. Nashville TN 37214	Franklin American Mortgage Co. 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067	085-07-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristin E. Singley, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica M. Brown and spouse, Justin M. Brown, hereinafter called the Grantees, their successors 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. 213, on the Plan of Section Four Stanford Country Club Estates, of record in Plat Book 2900, Page 83 & 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristin E. Singley married, by deed from Household Financial Center, Inc dated 08/06/03 and recorded 08/20/03 in Instrument No. 20030820-0120975, Register's Office for Davidson County, Tennessee.

Edward Singley, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3132 Edgemont Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of July, 2013.

Kristin E. Singley

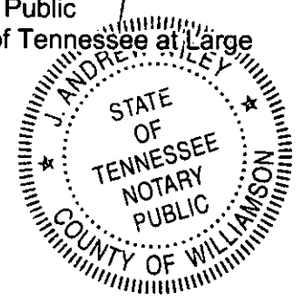
Edward Singley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristin E. Singley and Edward Singley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of July, 2013.

Notary Public
State of Tennessee at Large



My Commission expires

1/19/14