WARRANTY DEED

ZANA C. PR... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00

X John M. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2013

Notary Public:

MY COMMISSION EXPIRES: 7-9-14
(AFFIX SEAL)

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:
John M. Adams	Franklin American Mortgage	Parcel ID:
509 Bradford Hills Place	501 Corporate Centre Dr.	172120A17200
Nashville, TN 37211-7931	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

Dorothy J. Pepper, unmarried and Robert J. Webber and wife, Jamie Webber

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John M. Adams and wife, Janet Mathis Adams
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:

BEING Lot No. 109, on the Plan of Section Sixteen, Bradford Hills, of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 908, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

~~BEING the same property conveyed to the Grantors by Deed of even date of record in Instrument XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, said Register's Office.~~

See next page

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 509 Bradford Hills Place, Nashville, TN 37211-7931

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 our hands this 31st day of July, 2013.

Dorothy J. Pepper
Dorothy J. Pepper

Robert J. Webber
Robert J. Webber

Jamie Webber — BY ROBERT J. WEBBER ATTORNEY IN FACT
Jamie Webber
By: Robert J. Webber, as Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130065765 DEEDWARR
Recvd: 08/01/13 10:53 2 pgs
Fees:13.00 Taxes:751.10
20130801-0080137

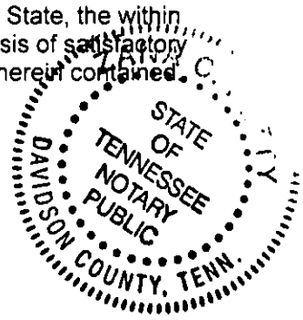
STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2013.

My Commission Expires: 9-9-14

Notary Public



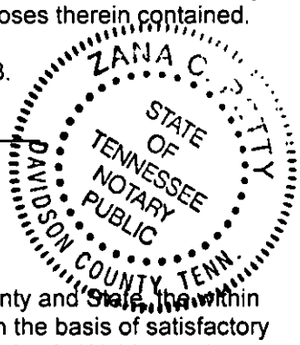
STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2013.

My Commission Expires: 9-9-14

Notary Public



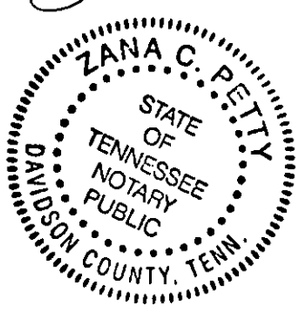
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Robert J. Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jamie Webber as her Attorney in Fact as the free act and deed of the within named Jamie Webber.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2013.

My Commission Expires: 9-9-14

Notary Public



Continuation from 1st page

Being the same property conveyed to Travis J. Pepper, Jr. and Dorothy J. Pepper, and Robert J. Webber, as joint tenants with rights of survivorship, by deed from Susan Quertermous f/k/a Susan E. Clayton, of record in Instrument 20080722-0074978, said Register's Office. The said Travis J. Pepper, Jr. now being deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8069, Page 130, amended in Book 9607, Page 330, and Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2013 Taxes which have been prorated and assumed by the Grantees; (2) All matters of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 908, said Register's Office; (3) Drainage Easement in Book 9640, Page 797; (4) Water Mains Easement in Book 8337, Page 769; (5) Sewer EAsement in Book 7690, Page 260 & Book 8337, Page 808; (6) Easement to Southern Bell in Book 1113, Page 606, and Book 1318, Page 441, said Register's Office.

Power of Attorney of record in Instrument 20130801-0080136 said Register's Office.