RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

R-VRES-13-0904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Tlumak	Franklin American Mortgage Co	Map 082-13-0
904 Locklayer Street	(NAME) 501 Corporate Centre Dr. #400	Parcel 060.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MOLLY E. THOMAS, MARRIED AND MARGARET E. THOMAS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER TLUMAK, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 26, BLOCK B ON THE PLAN OF BRANSFORD REALTY COMPANY'S NORTH HILL ADDITION OF RECORD IN PLAT BOOK 332, PAGE 72, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MOLLY E. THOMAS BY WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., FILED OF RECORD IN INSTRUMENT NUMBER 20040310-0027515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 20, 2004 AND RECORDED MARCH 10, 2004. SEE ALSO AFFIDAVIT OF SCRIVENER' S ERROR FILED IN INSTRUMENT NUMBER 2080312-0025076, SAID REGISTER'S OFFICE AND WARRANTY DEED OF CORRECTION FILED IN INSTRUMENT NUMBER 20091231-0118877, SAID REGISTER'S OFFICE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO MOLLY E. THOMAS AND MARGARET E. THOMAS ,AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM MOLLY E. THOMAS OF RECORD AT INSTRUMENT NO. 20091231-0118878, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 23, 2009 AND RECORDED ON DECEMBER 31, 2009. SPOUSE OF MOLLY E. THOMAS DID NOT OCCUPY SAID PROPERTY AS PRIMARY MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 32, PAGE 72, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 904 Locklayer Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130067067 DEEDWARR
Recvd: 08/05/13 15:00 2 pgs
Fees:13.00 Taxes:677.10
20130805-0081844

Witness my/our hand(s) this 31st day of July, 2013.

Molly E. Thomas

Margaret E. Thomas by John Gleaves,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY E. THOMAS, the within named bargainor, 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, this the 31st day of July, 2013.

Notary Public
My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET E. THOMAS and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET E. THOMAS.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903