PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130068263 DEEDWARR
Recvd: 08/08/13 14:01 2 pgs
Fees:13.00 Taxes:739.63
20130808-0083391

13-223

WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of July, 2013 by and between Estate of Elizabeth Ann Kinser, hereinafter referred to as GRANTOR, and Curtis W. Ault, an unmarried man and Brittany N. Fraser, an unmarried woman as joint tenants with rights of survivorship, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Cane Ridge, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 134, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision" of record in Instrument 200606140070867, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth Ann Kinser, single, by Warranty Deed from On Point Construction Company, Inc. a Tennessee Corporation, dated July 30, 2012, recorded August 9, 2012, of record in Instrument 201208090071189, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to On Point Construction Company, Inc. a Tennessee Corporation by Quitclaim Deed from Pine Oaks Properties Two G. P., a Tennessee General Partnership, dated November 29, 2011, recorded November 30, 2011, of record in Instrument 201111300093262, Register's Office for Davidson County, Tennessee.

Elizabeth Ann Kinser has since died and by and through Petition for Probate of Will and Granting Letter of Testamentary and Petition for Assignment of Alternate Executor and Order of same (Docket No. 13P868- Davidson County Circuit Court, filed May 30, 2013) Frederick Davis Quarles has been appointed Personal Representative.

This is [X]improved [ ]unimproved property known as: 5681 Deer Valley Trail, Cane Ridge, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Estate of ~~Elizabeth Ann~~ Kinser

By Frederick Davis Quarles, Personal Representative

INDIVIDUAL
STATE OF Alabama
COUNTY OF Lee

Personally appeared before me, a Notary Public of said county and state, Frederick Davis Quarles, Personal Representative for the Estate of Elizabeth Ann Kinser, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of July, 2013.

Lindsay L. Crosby, JR.
Notary Public

My Commission Expires: June 26, 2017

LINDSAY L. CROSBY, JR. NOTARY PUBLIC STATE AT LARGE ALABAMA

Name and Address of Property Owner:
Curtis W. Ault and Brittany N. Fraser
5681 Deer Valley Trail
Cane Ridge, TN 37013

Send Tax Statements to:
Franklin American Mortgage Co
501 Corporate Centre Dr Ste 400
Franklin TN 37067

Map & Parcel 173080A10100CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $199,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of July, 2013.

Suzanne Thomas
Notary Public

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 18, 2015

My Commission Expires: _____
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-223