Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068336 DEEDWARR
Recvd: 08/08/13 15:04 2 pgs
Fees:13.00 Taxes:499.50

20130808-0083476

G-VRES-13-400

ROBERT M. LEATH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

M.T. Nark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janet Estes (NAME)	**Franklin American Mortgage Company** (NAME)	**142-9-F-400.00 CO**
400 General George Patton (ADDRESS)	**501 Corporate Centre Drive, Suite 400** (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (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 **MARK ANTHONY TRAYLOR AND WIFE, SARAH TRAYLOR,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JANET ESTES, 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 UNIT 400, CARPORT 400-C, RIVER PLANTATION, PHASE II, SECTION VIII, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 514 THRU 517, AMENDED IN PLAT BOOK 6900, PAGES 654 THRU 657, BOUNDARY PLAT RECORDED IN PLAT BOOK 6900, PAGE 397, CORRECTED IN BOOK 8123, PAGE 690, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7417, PAGE 396, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARK ANTHONY TRAYLOR AND WIFE, SARAH TRAYLOR BY WARRANTY DEED FROM WILLIAM A. RUSSELL AND WIFE, BECKY D. RUSSELL, RECORDED ON THE 13TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111013-0079786, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 514 THROUGH 517, AMENDED IN PLAT BOOK 6900, PAGE 657 AND BOUNDARY PLAT OF RECORD IN BOOK 6900, PAGE 397, CORRECTED IN BOOK 8123, PAGE 690; RESTRICTIVE COVENANTS OF RECORD IN BOOK 7389, PAGE 924 AND BOOK 7389, PAGE 941; CHARTER OF RECORD IN BOOK 7402, PAGE 591; MASTER DEED OF RECORD IN BOOK 7417, PAGE 396; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 7344, PAGE 438 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **400 General George Patton Nashville, Tennessee 37221**
(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.

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

Mark Anthony Traylor by Sarah Traylor, attorney in fact
Mark Anthony Traylor by Sarah Traylor,
Attorney in Fact

Sarah Traylor

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared SARAH TRAYLOR 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 MARK ANTHONY TRAYLOR and who acknowledged she executed the same as the free act and deed of the said MARK ANTHONY TRAYLOR.

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Traylor, the within named bargainor, 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, 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

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212