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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130069626 DEEDWARR
Recvd: 08/13/13 13:48 2 pgs
Fees: 13.00 Taxes: 2201.50
20130813-0084978

R-VRES-13-1022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/16

(AFFIX SEAL)

PHILLIP L. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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)
Allison Schachter	Franklin American Mortgage Co.	
(NAME)	(NAME)	**105-01-0-139.00**
1022 Villa Place	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	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 **GARDENS AND COSMOS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALLISON SCHACHTER AND BEN TRAN, WIFE AND HUSBAND,** 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. 114 ON THE PLAN OF M.A. SPURRR'S RE-SUBDIVISION OF LOTS 8, 74 AND 75 OF THE BOYD AMENT TRACT OF RECORD IN PLAT BOOK 21, PAGE 83, 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 GARDENS AND COSMOS, LLC BY WARRANTY DEED FROM JEANAN MILLS STUART CONSERVATOR FOR THE ESTATE OF AVON BUFORD AND DORIS BUFORD, THE SAID AVON BUFORD AND DORIS BUFORD BEING THE SOLE HEIRS-AT-LAW OF AVON LOUIS BUFORD OF RECORD AT INSTRUMENT NO. 20111220-0099315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 16, 2011 AND RECORDED ON DECEMBER 20, 2011. (NOTE: PLAT PAGE INCORRECTLY REFERENCED ON SAID WARRANTY DEED - SHOULD BE PAGE 83 NOT 63.)

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 83, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1022 Villa Place Nashville, Tennessee 37212**
(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 9th day of August, 2013.

Gardens and Cosmos, LLC

BY: _____
John Gleaves, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of August, 2013, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Gardens and Cosmos, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of August, 2013.

_____
Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
January 9, 2016