BILL GARRETT, Davidson County
Trans: T20130073404 DEEDWARR
Recvd: 08/26/13 10:37 2 pgs
Fees: 13.00 Taxes: 725.20

20130826-0089601

WARRANTY DEED

G-PR-13-1313

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Mary E. Heard
Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2013.

C. Yvonne Barney

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. YVONNE BARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Mary E. Heard	Franklin American Mortgage Company	
1313 Norvel Avenue	501 Corporate Centre Dr., Ste. 400	
Nashville, TN 37216	Franklin, TN 37067	06115020900
(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 MICHAEL VECCHIO AND LESLIE VECCHIO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY E. HEARD, 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. 30 AND THE EAST 20 FEET OF LOT NO. 29 ON THE MAP OF M.N. YOUNG'S INGLEWOOD ANNEX, OF RECORD IN PLAT BOOK 547, PAGE 197, REGISTERS OFFICE FOR SAID COUNTY.SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 70 FEET ON THE NORTHERLY SIDE OF NORVEL AVENUE AND RUN BACK 125 FEET 5 INCHES ON THE WEST LINE AND 124 FEET ON THE EAST LINE TO A DEAD LINE ON WHICH THEY MEASURE 70 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL VECCHIO AND WIFE, LESLIE VECCHIO BY WARRANTY DEED FROM GILL R. GELDREICH, RECORDED ON THE 29TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071029-0127035, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 547, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1313 Norvel Avenue, Nashville, Tennessee 37216
(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 19th day of August, 2013.

Michael Vecchio

Leslie Vecchio

STATE OF Tennessee
COUNTY OF Davidson

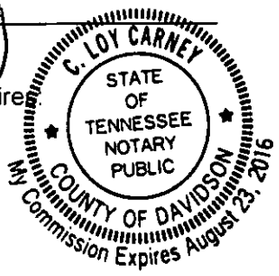
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Vecchio and Leslie Vecchio, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 19th day of August, 2013.

Notary Public

My Commission Expires:

(SEAL)



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