(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,500.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2013

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Patrick	Franklin American Mortgage Co.	103-04-0
(NAME)	(NAME)	(MAP)
4019 Nebraska Avenue	501 Corporate Centre Drive Ste. 400	404.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David G. Whitten and Geraldine Scheller, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew J. Patrick and Jami B. Patrick, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east half of Lot No. 51 on the Plan of West End Annex as subdivided by Sylvan Park Land Co. of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly part of Lot 51 fronts 50 feet on the South side of Nebraska Ave., formerly Eighth St., and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to David G. Whitten and Geraldine Scheller, as joint tenants with right of survivorship, by Warranty Deed from Paul J. Luehrsen and wife, Saralyn W. Luehrsen of record at Instrument No. 20070618-0072522, Register's Office for Davidson County, Tennessee, dated June 15, 2007 and recorded on June 18, 2007.

4019 Nebraska Avenue, Nashville TN 37209

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4019 Nebraska Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20130078062 DEEDWARR
Recvd: 09/09/13 15:55 2 pgs
Fees:13.00 Taxes:2107.15
20130909-0095179

Witness my/our hand(s) this 6th day of September, 2013.

David G. Whitten

Geraldine Scheller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David G. Whitten; Geraldine Scheller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of September, 2013.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN