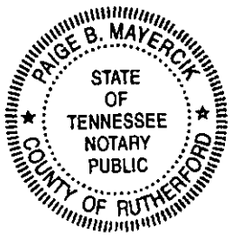
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2013.

Paige B. Mayerick
Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli J. Reddick	Franklin American Mortgage Company	
(NAME)	(NAME)	
110 E Due West Ave.	501 Corporate Center Dr., Ste. 400	51-8-154
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **INNOVATIVE RE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLI J. REDDICK AND HARVEY S. SIMMONS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

BILL GARRETT, Davidson County
Trans:T20130078256 DEEDWARR
Recvd: 09/10/13 10:27 3 pgs
Fees:18.00 Taxes:425.13
20130910-0095403

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 76, said Register's Office; and (c) restrictive covenants of record in Book 1235, page 39, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 110 E Due West Ave., Madison, TN 37115
(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 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.

Witness my hand this 6 day of September, 2013.

Innovative RE Solutions, LLC, a Tennessee limited liability company

By: _____
Keith Speer, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Keith Speer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of Innovative RE Solutions, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal at Nashville, Tennessee this 6 day of September, 2013.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT BEING PART OF AN UNNUMBERED TRACT SHOWN ON THE PLAN OF SEC. I, MORNINGSIDE HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING KNOWN AS LOT NO. 4 OF BLOCK "B" ON THE UNRECORDED MAP OF CORELAND SUBDIVISION, AND DESCRIBED ACCORDING TO A SURVEY BY WILLIAM COLLIER PARRISH ASSOCIATES, DATED JUNE 28, 1955, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVE. AT THE COMMON CORNERS OF LOTS 4 AND 5 OF SAID CORELAND SUBDIVISION, BEING 70 FEET EASTERLY FROM A CONCRETE MQNUMENT AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF SAID AVENUE AND CORELAND DRIVE; THENCE WITH THE MARGIN OF DUE WEST AVE. SOUTH 87 DEGREES 30' EAST 100 FEET TO A POINT, THE NORTHWEST CORNER OF LOT 7 ON THE MAP OF SECTION ONE, MORNINGSIDE HEIGHTS, OF RECORD IN BOOK 1130, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN LOT 4 AND SAID LOT 7, SOUTH 2 DEGREES 30' WEST 200 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 28 SAID MORNINGSIDE HEIGHTS SUBDIVISION; THENCE WITH THE LINE BETWEEN LOT 4 AND LOT 28, NORTH 87 DEGREES 30' WEST 100 FEET TO THE COMMON CORNERS OF LOTS 4 AND 5 OF SAID CORELAND SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID LOTS NORTH 2 DEGREES 30' EAST 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO INNOVATIVE RE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM ALICE FAYE RION,TINA RESHA, BILLIE MCRAE, SHERRY DIANE BLAIR, CHARLES WAYNE MCRAE, JR., TAMMY ROWE AND CHRISTOPHER MCRAE DATED 6/22/2012 AND FILED OF RECORD IN INSTRUMENT NO. 20120627-0056183, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. INNOVATIVE RE SOLUTIONS, LLC WAS ERRONEOUSLY REFERRED TO AS INNOVATIVE RE SOLUTIONS, LLC SOLUTIONS, LLC IN THE PRIOR DEED OF RECORD IN INSTRUMENT NO 20120627-0056183.