BILL GARRETT, Davidson County
Trans:T20130088005 DEEDWARR
Recvd: 10/11/13 10:01 2 pgs
Fees:13.00 Taxes:553.15
20131011-0106697

STATE OF TENNESSEE 18919
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

John R. Hill Jr.
Affiant

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2013.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014
My Commission Expires Nov. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Manolo Lem	Send Tax Bills To: Franklin American Mtg Co
(Name) 1553 Market Square	(Name) 501 Corporate Centre Drive
(Street Address or Route Number) Hermitage, TN 37076	(Street Address) Franklin TN 37067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 08608004300

FOR AND IN 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, I/WE, John Robert Hill, Jr., unmarried
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Manolo Lem
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:

LAND in Davidson County, Tennessee, being Lot No. 209 on the Plan of Jackson's Retreat, Section 5-A (erroneously referenced in prior deed as Section 1C), as shown by plat of record in Plat Book 6250, page 309 in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John R. Hill, Jr., a single man, by deed from Kristina Jo Ponzetti, unmarried, filed of record in Instrument No. 20100428-0032404, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1553 Market Square, Hermitage, TN 37076.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 8th day of October, 2013.

Seller
John Robert Hill Jr.
John Robert Hill, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named John Robert Hill, Jr., unmarried, the bargainor(s), 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 at Nashville, Tennessee, this 8th day of October, 2013.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014