WARRANTY DEED

G-VRES-13-912

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Patricia Fields	Franklin American Mortgage Company	
912 Stoneview Court	(NAME) 501 Corporate Centre Dr., Ste. 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	165-13-23.00
(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 FOUNDATION FOR THE CHALLENGED, AN OHIO NON-PROFIT CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA FIELDS, 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 142, PEPPERTREE FOREST, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 176, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FOUNDATION FOR THE CHALLENGED, AN OHIO NON-PROFIT CORPORATION BY DEED FROM WALTER H. CARTER, TRUSTEE AND THE 912 STONEVIEW CT. TRUST, RECORDED ON THE 30TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060130-0010978, 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 7900, PAGE 176; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8757, PAGE 607, BOOK 9004, PAGE 514, BOOK 9157, PAGE 711, BOOK 9287, PAGE 698, BOOK 9455, PAGE 801 AND BOOK 9664, PAGE 162; BY-LAWS OF RECORD IN BOOK 8757, PAGE 623; HOA CHARTER OF RECORD IN BOOK 8757, PAGE 639; EASEMENT FOR WATER MAINS OF RECORD IN BOOK 8855, PAGE 611 AND BOOK 9835, PAGE 179 AND EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 8855, PAGE 563 AND BOOK 9835, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 912 Stoneview Court, Antioch, Tennessee 37013
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20130088876 DEEDWARR
Recvd: 10/15/13 13:47 2 pgs
Fees:13.00 Taxes:388.50
20131015-0107766

Witness my/our hand(s) this 8th day of October, 2013.

Foundation for the Challenged, an Ohio non-profit corporation

Seatta K. Layland, Authorized Agent

STATE OF Ohio
COUNTY OF Franklin

On this the 8th day of October, 2013, before me personally appeared Seatta K. Layland, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Foundation for the Challenged, an Ohio non-profit corporation, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of October, 2013.

Dreama G. Nolan
Notary Public

My Commission Expires:

DREAMA G. NOLAN
NOTARY PUBLIC - OHIO
Commission Expires: 9-26-14

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