WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089319 DEEDWARR
Recvd: 10/17/13 08:09 2 pgs
Fees:13.00 Taxes:943.50

20131017-0108279

G-VRES-13-533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Amanda Ehresman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2013.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy L. Ehresman (NAME)	**Synovus Mortgage Corporation** (NAME)	
533 Wheatfield Way (ADDRESS)	**2204 Lakeshore Drive, Suite 325** (ADDRESS)	**114070B02400CO**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Birmingham, AL 35209** (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 **PAUL A. FRANCISCO AND CANDICE B. FRANCISCO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMY L. EHRESMAN, AN UNMARRIED WOMAN,** 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 125, SECTION ONE, WESTCHASE, R20 RESIDENTIAL P.U.D., AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021203-0148525, 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 PAUL A. FRANCISCO AND CANDICE B. FRANCISCO, HUSBAND AND WIFE BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 22ND DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030422-0053085, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20021203-0148525 AND PUD BOUNDARY PLAT OF RECORD IN BOOK 9700, PAGE 521; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20021126-0146387; EASEMENTS OF RECORD IN INSTRUMENT NO. 20021104-0134795, BOOK 8626, PAGE 852, INSTRUMENT NO. 20021028-0131574, BOOK 5222, PAGE 720, BOOK 2484, PAGE 315, BOOK 751, PAGE 374, BOOK 787, PAGE 13, BOOK 787, PAGE 14, INSTRUMENT NO. 20100219-0012994 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **533 Wheatfield Way Nashville, Tennessee 37209**
(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 15th day of October, 2013.

Paul A. Francisco

Candice B. Francisco

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul A. Francisco and Candice B. Francisco, 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 15th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212