WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00 Affiant Subscribed and sworn to before me, this 25th DAY OF October, 2013. Notary Public MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)
R-VRES-13-1614	

TAMRA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Chad M. Johnson	SWBC Mortgage	
1614 Benjamin Street	(NAME) 9311 San Pedro Ave., Ste. 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	08306003300
(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 CYNTHIA ANN FRANKLIN AND BILL FRANKLIN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD M. JOHNSON, AN UNMARRIED MAN, 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:

BEING LOT NO. 40 ON THE MAP OF SUBDIVISION OF LOTS NOS. 8, 9, 10 AND PART OF LOT NO. 7, BLOCK A, LOTS NOS. 13 & 14, BLOCK B AND ALL OF BLOCK C, WEAKLEY PLACE OF RECORD IN BOOK 547, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA ANN FRANKLIN AND BILL FRANKLIN BY WARRANTY DEED FROM DANIEL PODOLSKY AND JAY S. PODOLSKY, BOTH UNMARRIED MEN, RECORDED ON THE 7TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130107-0001539, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 12; INSTRUMENT NO. 20130509-0047017, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1614 Benjamin Street, Nashville, Tennessee 37206

(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.

BILL GARRETT, Davidson County
Trans:T20130092551 DEEDWARR
Recvd: 10/29/13 12:15 2 pgs
Fees:13.00 Taxes:1664.63
20131029-0112268

Witness my/our hand(s) this 25th day of October, 2013.

Cynthia Ann Franklin

Bill Franklin

STATE OF Tennessee
COUNTY OF Davidson

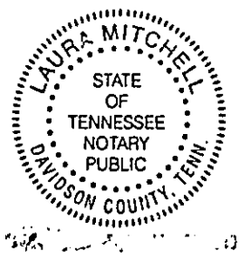
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Ann Franklin and Bill Franklin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



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