BILL GARRETT, Davidson County
Trans:T20130102636 DEEDWARR
Recvd: 12/06/13 13:37 2 pgs
Fees:13.00 Taxes:606.80
20131206-0124450

This instrument prepared by ~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of November, 2013, by and between Rochelle L Townsend fka Rochelle L Green and, husband, Glen Townsend, a married copule, party of the first part, and Justin Steven Cates, an unmarried man , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the PLan of Village Two Summerfield of record in Instrument No. 20000919-0096421, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being all or part of the same property conveyed to Rochelle L. Green by virtue of that certain Warranty Deed dated November 8, 2006, at Instrument No. 20061222-0158484 in the Register's Office of Davidson County, Tennessee. Rochelle L Green has since married and is now known as Rochelle L Townsend.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rochelle L Townsend

Glen Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rochelle L Townsend and Glen Townsend, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of November, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Justin Steven Cates 2412 Leafhollow Path, Antioch, TN 37013
Tax Parcel No	164100A07700CO
Property Address:	2412 Leafhollow Path Antioch, TN 37013
MAIL TAX BILLS TO:	Franklin American Mortgage, 501 Corporate Centre Drive, Ste 400 Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $164,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of November, 2013.

Notary Public

My Commission Expires: 6/15/14

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122