WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130105089 DEEDWARR
Recvd: 12/17/13 14:43 2 pgs
Fees:13.00 Taxes:610.50
20131217-0127526

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin M. Kern	Franklin American Mortgage Co.	174-01-O-A
(NAME)	(NAME)	(MAP)
1156 Shire Drive	501 Corporate Centre Drive Ste. 400	081.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Cane Ridge, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Thomas H. Archer, unmarried, Larry H. Archer and wife, Katherine J. Archer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Austin M. Kern, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat of Rivendell Woods Phase One - Section Two of record in Plat at Instrument No. 20080829-0088935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas H. Archer and Larry H. Archer and spouse Katherine J. Archer by Warranty Deed from Ole South Properties, Inc, a Tennessee Corporation of record at Instrument No. 20110224-0015224, Register's Office for Davidson County, Tennessee; and further

Being the same property conveyed to Thomas H. Archer, and Larry H. Archer and Katherine J. Archer and Jeremiah Lynn, Tenants in Common with Rights of Survivorship by Quitclaim Deed from Thomas H. Archer, unmarried, and Larry H. Archer and spouse Katherine J. Archer of record at Instrument No. 20110224-0015226, Register's Office for Davidson County, Tennessee; and further

Being the same property conveyed to Thomas H. Archer and Larry H. Archer and Katherine J. Archer, Tenants in common with rights of survivorship by Quitclaim Deed from Thomas H. Archer, and Larry H. Archer and Katherine J. Archer and Jeremiah Lynn, Tenants in Common with Rights of Survivorship, of record at Instrument No. 20121130-0110209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1156 Shire Drive, Cane Ridge, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 13th day of December, 2013.

Thomas H. Archer

Thomas H. Archer

Larry H. Archer

Larry H. Archer

Katherine J. Archer

Katherine J. Archer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thomas H. Archer, Larry H. Archer and Katherine J. Archer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of December, 2013.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/17