BILL GARRETT, Davidson County
Trans:T20140002973 DEEDWARR
Recvd: 01/14/14 12:58 2 pgs
Fees:13.00 Taxes:625.30

20140114-0003728

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

WARRANTY DEED

B-IR-13-1507

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5.2.16

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson 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, CONTROL
Haley Jo Devlin	Franklin American Mortgage Co.	
1507 Golf Street	(NAME) 501 Corporate Centre Dr. Ste 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Franklin, TN 37067	072-04 172.00
(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 ROBERT SCOTT AMSBARY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HALEY JO DEVLIN, 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:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:BEING THE SOUTHERLY 30.0 FEET OF THE WESTERLY PART OF LOT NUMBER 9 AND THE NORTHERLY 40.0 FEET OF THE WESTERLY PART OF LOT NUMBER 10, BLOCK "A" ON THE PLAN OF INGLEWOOD TERRACE AS OF RECORD IN BOOK 1130, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT SCOTT AMSBARY BY WARRANTY DEED FROM ROBERT T. SEHL, AN UNMARRIED MAN, RECORDED ON THE 27TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070927-0115080, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE(S) 1, 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 1507 Golf Street, Nashville, Tennessee 37216

(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 10th day of January, 2014.

Robert Scott Amsbary by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT SCOTT AMSBARY and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT SCOTT AMSBARY.

Witness my hand and official seal, this the 10th day of January, 2014.

Notary Public
My Commission Expires: 5-20-24

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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