14-1614

Register Return to:
Title South, Inc.
Aspen Grove Dr.
400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016

LEAH A. T. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

B-RM-14-2323

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Daniel Lehmann	Franklin American Mtg. Co.	
(NAME) **2323 Shadow Lane**	(NAME) 501 Corporate Centre Dr #400	**0730501400**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Franklin TN 37067	
(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, I/we **JONATHAN D. WALLER, AN UNMARRIED MAN AND DANNY J. WALLER, A MARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEREMY DANIEL LEHMANN, 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, Page 42, 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 Jonathan D. Waller and Danny J. Waller, as joint tenants with right of survivorship by Warranty Deed from Shearon E. Ingram, an unmarried person of record in Instrument Number 20070828-0103225, Register's Office for Davidson County, Tennessee, dated August 22, 2007 and recorded on August 28, 2007. Danny J. Waller never occupied said property as his primary marital residence.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 42, Register's Office for Davidson County, Tennessee.

- Deed of record in Book 1583, Page 145, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2323 Shadow Lane Nashville, Tennessee 37216**.

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:T20140011196 DEEDWARR
Recvd: 02/18/14 10:47 2 pgs
Fees:13.00 Taxes:542.05

20140218-0013669

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2014.

Jonathan D. Waller by Danny J. Waller, Attorney in Fact

Danny J. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY J. WALLER, 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 12th of February, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY J. WALLER, 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 JONATHAN D. WALLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN D. WALLER.

Witness my hand and official seal, this the 12th of February, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212