Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE CO.
501 Corporate Centre Drive, #400
Franklin, TN 37067

ADDRESS OF NEW OWNER:

Brian Derrico and Shannon M. Derrico
7 Newton Abbot
San Antonio, TX 78257

Map and Parcel #06107005500

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

BILL GARRETT, Davidson County
Trans:T20140011885 DEEDWARR
Recvd: 02/20/14 10:28 2 pgs
Fees:13.00 Taxes:407.00
20140220-0014536

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TEN THOUSAND AND NO/100 ($110,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **JAMES M. GIRTON AND WIFE, SANDRA E. GIRTON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **BRIAN DERRICO AND WIFE, SHANNON M. DERRICO**, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 20 of Block "H", on the plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

BEING a portion of the property conveyed to James M. Girton and wife, Sandra E. Girton, by deed from Madge F. Brown and husband, Charles Brown, dated February 28, 1995 and filed for record in Book 9607, Page 761, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **GRANTEES**, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEES**, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 17th day of February, 2014.

PROPERTY ADDRESS: 1011 Broadmoor Drive, Nashville, TN 37216-1705

James M. Girton
JAMES M. GIRTON

Sandra E. Girton
SANDRA E. GIRTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES M. GIRTON AND WIFE, SANDRA E. GIRTON,** the bargainors , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 17th day of February, 2014.

Ann G. Talbert
NOTARY PUBLIC

ANN G. TALBERT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-19-2016

MY COMMISSION EXPIRES: _____

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$110,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kaitlyn West
AFFIANT

SUBSCRIBED and sworn to before me, this the 18th day of February, 2014.

Angela K. Robertson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-2-2016

Angela K. Robertson State of Tennessee Notary Public Williamson County