# WARRANTY DEED

R-VRES-14-2110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HELEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

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 NUMBERS |
|---|---|---|
| Sarah Finklea | FRANKLIN AMERICAN MTG. | |
| 2110 Ashwood Avenue | 501 CORPORATE CENTRE DR. SUITE 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | FRANKLIN, TN 37067 | 104-15-0 199.00 |
| (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 MARIE FAGEN MITCHELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH FINKLEA AND STEPHEN GLICKEN, WIFE AND HUSBAND, 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. 6, ON THE PLAN OF H.P. JACOB'S SUBDIVISION, W.M. MANLY TRACT, CALLED HILLSBORO PLACE, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 547, PAGE 27, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELLIOTT C. MITCHELL, III AND WIFE, MARIE L. FAGEN BY WARRANTY DEED DATED 12/1/1987 FROM GERALD O. MCCULLOH AND WIFE, EVELYN B. MCCULLOH OF RECORD IN BOOK 7416, PAGE 676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ELLIOTT C. MITCHELL HAVING SINCE DIED FEBRUARY 1, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAN BOOK 547, PAGE 27, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 2110 Ashwood Avenue, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20140014509 DEEDWARR
Recvd: 03/03/14 15:11 2 pgs
Fees:13.00 Taxes:1683.50
20140303-0017818

Witness my/our hand(s) this 28th day of February, 2014.

Marie Fagen Mitchell by John Gleaves as
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 MARIE FAGEN MITCHELL and who acknowledged he/she/they executed the same as the free act and deed of the said MARIE FAGEN MITCHELL.

Witness my hand and official seal, this the 28th day of February, 2014.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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