mail to:
Vanderpool, Peerman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $195,500.00

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Affiant

Subscribed and sworn to before me, this 26th day of February, 2014.

Notary Public
My commission expires:

06-1402-75476

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan B. Jackson 3444 Parkwood Court Hermitage TN 37076	Franklin American Mortgage 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	086-14-0-B-129.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and **valuable consideration, the receipt of which is hereby acknowledged, Cynthia** Bryant, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan B. Jackson, a married man**, hereinafter called the Grantees, their successors and assigns, a 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. 79, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Pages 738 and 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Bryant, an unmarried woman by deed from Brian Bryant, a married person, dated October 24, 2006, recorded October 25, 2006, of record in Instrument No. 20061025-0132281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3444 Parkwood Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140014713 DEEDWARR
Recvd: 03/04/14 12:26 2 pgs
Fees:13.00 Taxes:723.35
20140304-0018068

WITNESS my hand this 26 day of February, 2014.

Cynthia Bryant

Cynthia Bryant

STATE OF TENNESSEE, COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 26 day of February, 2014.

Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 11-3-15