WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021802 DEEDWARR
Recvd: 04/01/14 13:29 2 pgs
Fees:13.00 Taxes:444.00

20140401-0026903

R-RR-14-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Teresa D. Homrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Rebecca D. Pierce
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

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)
Amanda M. Akers	Franklin American Mortgage Co	
(NAME)	(NAME)	**071-12-0-281.00**
908 Ward Street	501 Corporate Centre Dr., Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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 **RUBEN GARCES, MARRIED, and MATT GOEDKEN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMANDA M. AKERS, UNMARRIED,** 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:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East 40 feet of Lot Number 59 and the West 20 feet of Lot Number 58 on the Map of T. I. Ward's Resubdivision of certain Lots of Williams and Hayes Company Belleview Plan of record in Book 974, Page 48, Register's Office for said County.

Being the same property conveyed by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association to Matt Goedken and Ruben Garces as recorded on the 27th day of September, 2013 in Instrument No. 20130927-0101723; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Federal National Mortgage Association as recorded on the 11th day of July, 2013 in Instrument No. 20130711-0071530 and Warranty Deed from Billy G. Woodall and wife, Shirley D. Woodall to Woodbine Homes, Inc., a Tennessee corporation as recorded on the 2nd day of October, 1961 in Deed Book 3283, Page 111, in the Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated assumed by grantee herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 974, Page(s) 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Ward Street, Nashville, Tennessee 37207**.

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 the 28th DAY OF MARCH, 2014.

RUBEN GARCES BY MATT GOEDKEN AS ATTORNEY IN FACT

Ruben Garces by Matt Goedken as Attorney In Fact

Matt Goedken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matt Goedken, 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 RUBEN GARCES, and who acknowledged he/she/they executed the same as the free act and deed of the said RUBEN GARCES.

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

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATT GOEDKEN, 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 executed the within instrument for the purposes therein contained.

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

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY