WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $606,000.00

Affiant

Subscribed and sworn to me on April 16th, 2014

NOTARY PUBLIC
My Commission Expires: 3-6-18

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy S. Riley Dawn D. Streicher 4157 Brandywine Pointe Blvd. Old Hickory, TN 37138	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	064-03-0C-023.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steven. H. Croxall, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Timothy S. Riley, unmarried and Dawn D. Streicher, unmarried, as Tenants in Common with Right of Survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 214, PHASE THREE, SECTIONS ONE AND TWO, BRANDYWINE POINTE, as shown on plat of record in Plat Book 7900, Pages 405 and 406, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Rita A. Bennett and spouse, Steven H. Croxall by Warranty Deed from Brandywine Pointe Partners, L.P., A Tennessee Limited Partnership, recorded on the 22nd day of October, 1992 in Deed Book 8763, Page 944, in the Register's Office of Davidson County, Tennessee. Rita A. Bennett died on July 1, 2009.
>
> This property is also known as improved property located at 4157 Brandywine Pointe Blvd., Old Hickory, TN 37138.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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:T20140026837 DEEDWARR
Recvd: 04/21/14 15:07 2 pgs
Fees:13.00 Taxes:2242.20
20140421-0033156

WITNESS our hands on April 16th, 2014.

Steven H. Croxall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 16th, 2014, before me personally appeared Steven H. Croxall to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 16th, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY