This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $97,500.00

Affiant

Subscribed and sworn before me this the
1st day of May, 2014.

Notary Public
My commission expires: 1/9/15

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carissa B Krueger 1407 Overton Street Old Hickory, TN 37138	Avenue Bank 111 10th Ave S. Ste 200 Nashville, TN 37203	053-03-0-265.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANKLIN ROAD INVESTMENT CORP., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARISSA B KRUEGER AND SCOTT KRUEGER, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 152 on the plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Franklin Road Investment Corp. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20140409-0029543, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1407 Overton Street, 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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 1st day of May, 2014.

Franklin Road Investment Corp.

By: Jay Nelson, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20140031178 DEEDWARR
Recvd: 05/06/14 12:47 2 pgs
Fees:13.00 Taxes:360.75
20140506-0038538

Return To:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. ~~200~~ 101
Murfreesboro, TN 37129

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAY NELSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the authorized agent of the within named bargainor, a _____, and that he, as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said Jay Nelson as such authorized agent.

Witness my hand and official seal this 1st day of May, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY