RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

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

BILL GARRETT, Davidson County
Trans:T20140033075 DEEDWARR
Recvd: 05/13/14 11:14 2 pgs
Fees:13.00 Taxes:699.30
20140513-0040850

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2014.

Notary Public
My commission expires: 5.2.2017

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

06-1404-75572

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian M. Derrico 7 Newton Abbot San Antonio, TX 78257	Franklin AMerican Mortgage 501 Corporate Centre Dr.#400 Franklin, TN 37067	061-07-0-054.00

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, **Willia Davis**, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian M. Derrico and wife Shannon M. Derrico**, 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. 21, Block H, on the Plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willia Davis, unmarried by deed from W. Wilson Henderson and Charlene D. Henderson, dated October 23, 1995, recorded October 24, 1995, of record in Book 9837, Page 25, 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 1013 Broadmoor Dr., Nashville, TN 37216

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.

WITNESS my hand this 9th day of May, 2014.

Willia Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Willia Davis and , 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 in Nashville, TN, this 9th day of May, 2014.

Notary Public

My Commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY