Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Edward C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of June, 2014.

Mary Birthright
Notary Public

Commission Expiration: 11-3-15

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Franklin J. Greene and Pamela J. Peterson 1606 Hudson Rd. Madison, TN 37115	Franklin American Mortgage Company 501 Corporate Centre Dr, Ste 400 Franklin, TN 37067	-063-00-0-045.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lindsay M. Carlson, an unmarried woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Franklin J. Greene, an unmarried man and Pamela J. Peterson, an unmarried woman, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 1606 Hudson Rd. Madison, TN 37115, County of Davidson

A tract of land (and all improvements thereon) in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, August 21, 1940, as follows:

Beginning at a point in the center of Hudson Road (formerly Hudson Lane), said point being the Northeast corner of the Dillard property; thence with the center line of Hudson Lane, north 77 degrees East 195 feet to a point; thence South 26 degrees 45' East 500 feet to an iron pipe; thence South 62 degrees West 200 feet to an iron pipe in Dillard's East line, North 28 degrees West 441.5 feet to a rock fence; thence North 16 degrees West 111 feet to the center of Hudson Road, the point of beginning.

Being the same property conveyed to Lindsay M. Carlton, a single woman by Deed from Wells Fargo Bank, N.A., a Indenture Trustee under the Indenture relating to IMH Assets Corp,., Collateralized Asset-Backed Bonds, Series 2005-6, dated 04/27/09, filed of record in Instrument No. 20060526-0047850, said Register's Office.

Tax Map and Parcel ID is as follows 063-00-0-045.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1606 Hudson Rd., Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20140046656 DEEDWARR
Recvd: 07/01/14 09:38 2 pgs
Fees:13.00 Taxes:481.00
20140701-0057509

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 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 26th day of June, 2014.

Lindsay M. Carlson

Lindsay M. Carlson

STATE OF VIRGINIA
COUNTY OF Richmond City

On this 26th day of June, 2014, before me personally appeared Lindsay M. Carlson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of June, 2014.

Julie S. Copeland
Commonwealth of Virginia
Notary Public
Commission No. 7340630
My Commission Expires 10-31-2014

Notary Public

Commission Expiration: 10-31-14