WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TEN

Y-BG-14-3194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-9-14

(AFFIX SEAL)

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)
Lauren Purcell	**Franklin American Mortgage Company**	
(NAME) **3194 Trails End Lane**	(NAME) **501 Corporate Centre Drive, Ste. 400**	**108-08-0-049.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **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 **STERLING B. FAMBROUGH AND RAY L. FOSTER, JR., BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAUREN PURCELL, 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:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page (s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sterling B. Fambrough, unmarried and Ray L. Foster, Jr., unmarried, as tenants in common with right of survivorship by deed from Howard Harris, Trustee and wife, Marcella Harris, Trustee of record in Instrument No. 20050916-0111759 Register's Office for Davidson County, Tennessee, dated September 02, 2005 and recorded on September 16, 2005.

This conveyance is subject to:
- Plan of record in Plat Book 5200, Page (s) 57 through 59;
- Restrictions of record in Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696 and Book 6011, Page 130;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3194 Trails End Lane, Nashville, Tennessee 37214**.

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.

BILL GARRETT, Davidson County
Trans:T20140046673 DEEDWARR
Recvd: 07/01/14 10:00 2 pgs
Fees:13.00 Taxes:469.53
20140701-0057530

Witness my/our hand(s) this the 27th DAY OF JUNE, 2014.

Sterling B. Fambrough

Ray L. Foster, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STERLING B. FAMBROUGH AND RAY L. FOSTER, JR., 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212