THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1117

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew O. Fleming Sarah Ann Stewart Fleming 1144 Stonewall Jackson Court Nashville, TN 37220	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin TN 37067	145-11-007.00

BILL GARRETT, Davidson County
Trans:T20140049590 DEEDWARR
Recvd: 07/11/14 10:52 2 pgs
Fees:13.00 Taxes:1705.70
20140711-0061191

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $461,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2014.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **a 2/3 interest unto Katherine Williams Buck, Trustee of the Williams Family Special Needs Trust established under the Will of Robert O. Williams, Jr. and a 1/3 interest unto Katherine Williams Buck, individually ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Matthew O. Fleming and Sarah Ann Stewart Fleming, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 2, GRANNY WHITE PARK, as shown on plat of record in Plat Book 3700, Page 72, 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 by Executor's Deed from Katherine Williams Buck, Executrix of the Estate of Robert O. Williams, Jr., deceased to a 2/3 interest unto Katherine Williams Buck, Trustee of the Williams Family Special Needs Trust established under the Will of Robert O. Williams, Jr. and a 1/3 interest unto Katherine Williams Buck, individually as recorded on the 28th day of October, 2009 in Instrument No. 20091028-0099320 and Warranty Deed from Robert J. Bohm and wife, Joani C. Bohm to Robert O. Williams, Jr. and wife, Nancye S. Williams as recorded on the 30th day of September, 1982 in Deed Book 5943, Page 569, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **1144 Stonewall Jackson Court, Nashville, TN 37220**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **July, 2014.**

GRANTOR(S)

Katherine Williams Buck, Trustee of the Williams Family Special Needs Trust, Established under the Will of Robert O. Williams, Jr., a 2/3 interest

Katherine Williams Buck, Trustee

Katherine Williams Buck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Katherine Williams Buck, individually and as Trustee of the **Williams Family Special Needs Trust, U/A/D October 5, 2000,** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **8th** day of **July, 2014.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Katherine Williams Buck, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **8th** day of **July, 2014.**

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017