WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051927 DEEDWARR
Recvd: 07/18/14 10:49 2 pgs
Fees:13.00 Taxes:1172.90
20140718-0063893

R-FAMC-14-6208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
Michael Allen and Nancy Allen	Franklin American Mortgage Company	
(NAME) **6208 Williams Grove Dr**	(NAME) **501 Corporate Centre Drive**	**172-13-0A-052.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(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 **KAREN STEPHENSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL ALLEN AND NANCY ALLEN, HUSBAND AND WIFE,** 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. 121 on the Plan of Section One, Williams Grove of record in Plat Book 9700, Page (s) 580 through 582, 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 Karen Stephenson, an unmarried woman by deed from John M. Lane and wife, Melissa A. Lane of record in Instrument No. 20041102-0131964 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 02, 2004.
(Value of consideration shown in aforementioned deed $256,500.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 9700, Page (s) 580 through 582, inclusive, Register's Office for Davidson County, Tennessee.
- PUD Boundary Plat in Book 9700, page 520, Register's Office for Davidson County, Tennessee.
- Instruments of record in Book 10741, Page 678, Book 11167, Page 755, Book 11643, page 316, Instrument No. 19991206-0300190 and Instrument No. 20010512-0049490, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 10741, Page 671, as amended in Instrument No. 20010618-0064214, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas of record in Instrument Number 20010514-0049489 and Instrument No. 20011226-0142132, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6208 Williams Grove Dr, Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 15th DAY OF JULY, 2014.

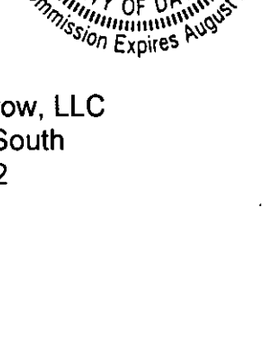
Karen Stephenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN STEPHENSON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2014.

Notary Public
My Commission Expires:
(SEAL)



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