BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140056013 DEEDWARR
Recvd: 08/01/14 10:59 2 pgs
Fees:13.00 Taxes:495.43
20140801-0068901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $133,900.00.

Heather Risley
Affiant

Subscribed and sworn before me this the 30th day of July, 2014.

Kathy Snider
Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brittney Bell 5900 Colchester Drive Hermitage, TN 37076	SAME	087-05-0A-038.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY FRANSEN AKA ANTHONY DEAN FRANSEN AND LAUREN FRANSEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRITTNEY BELL, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Farmingham Woods, Phase I, of record in Book 7900, page 228 said Register's Office to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Dean Fransen by Quitclaim Deed from Patricia Lynn Fransen of record in Instrument No. 20090127-0007214; dated January 19, 2009; said Register's Office for Davidson County, Tennessee.

The said Anthony Dean Fransen and Anthony Fransen are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5900 Colchester Drive, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 30th day of July, 2014.

Anthony Fransen aka Anthony Dean Fransen
By: Lauren Fransen As His Attorney In Fact
By: Lauren Fransen as his attorney in fact

Lauren Fransen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren Fransen, 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 and official seal this 30th day of July, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Williamson

On this 30th day of July, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Lauren Fransen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anthony Fransen, by Specific Power of Attorney dated July 21, 2014, and who acknowledged that he executed the same as the free act and deed of Anthony Fransen.

Witness my hand and official seal this 30th day of July, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY