BILL GARRETT, Davidson County
Trans:T20140056710 DEEDWARR
Recvd: 08/04/14 15:10 2 pgs
Fees:13.00 Taxes:910.20
20140804-0069832

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-26-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jodi L Spoon		1814100A16100CO
(NAME)	(NAME) New Owner	
6960 Scarlet Ridge Drive		
(ADDRESS)	(ADDRESS)	
Brentwood 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Six Thousand And No/100 Dollars ($246,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Emily Jaima Marghella and husband, Frank A. Marghella***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jodi L Spoon, an unmarried person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 415 on the Plan of Final Plat, Phase Four, Autumn Oaks Subdivision of record in Instrument Number 20020523-0062993, Surveyor's Certificate of Correction of record in Instrument Number 20030110-0004664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Emily Jaima Marghella by Warranty Deed dated November 1, 2010 from U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF12 Mortgage Pass-through Certificates, Series 2006-FF12 and filed of record in Instrument No. 20101118-0092504, Register's Office for Davidson County, Tennessee.

*Frank A. Marghella joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Emily Jaima Marghella.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 6960 Scarlet Ridge Drive, Brentwood, TN 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, her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, has 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, her 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 our hands this 31st day of July, 2014.

Emily Jaima Marghella

Frank A. Marghella

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Jaima Marghella and husband, Frank A. Marghella, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2014.

Notary Public

My Commission Expires:

(SEAL)

CHRISTEL CATHERINE COURAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

File Number: FRN-140257