WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

R-VRES-14-401

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)
Elizabeth W. Starling	AMERICAN FINANCIAL NETWORK, INC	
(NAME)	(NAME)	
401 Larkway Court	3110 CHINO AVE. STE 290	**161-08-0-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	CHINO HILLS CA 91709	
(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 **WESLEY N. COTHRON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH W. STARLING, A SINGLE WOMAN,** 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. 22 on the Plan of Kingswood Park of record in Plat Book 2900, Page 70, 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 Wesley N. Cothron, single by deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20100423-0030779, as corrected by Scrivener's Affidavit of record in Instrument No. 20100520-0039011 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on April 23, 2010.

Anna Lea Cothron, spouse of Wesley N. Cothron, joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3030, Page 491 and Book 3177, page 227, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Larkway Court, Nashville, Tennessee 37211**.

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:T20140057448 DEEDWARR
Recvd: 08/06/14 13:32 2 pgs
Fees:13.00 Taxes:851.00

20140806-0070745

Witness my/our hand(s) this the 30th DAY OF JULY, 2014.

Wesley N. Cothron

Anna Lea Cothron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY N. COTHRON, 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 30 of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA LEA COTHRON, 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 30 of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

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