THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140060072 DEEDWARR
Recvd: 08/15/14 09:05 2 pgs
Fees:13.00 Taxes:407.00
20140815-0073782

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***110,000.00.

Affiant

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

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brandon D. Williams 1041 Petway Avenue Nashville, Tennessee 37206	Franklin American Mortgage Co. 501 Corporate Centre Drive #400 Franklin, TN 37067	MAP 083-01-0 PARCEL 246.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars ($***110,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, George Ward, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brandon D. Williams, an unmarried man (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Land of record in Plat Book 2, Page 42, 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 George Ward by Warranty Deed dated August 29, 2011, from Sandra Lynn Nichols, devisee under the will of Dorothy Ann Ferguson, deceased, of record as Instrument No. 20110831-0067606 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1041 Petway Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Petway's Subdivision of Lot 7 of the Hobson Land of record in Book 2, page 42, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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, the GRANTOR has executed this instrument on this the 8th day of August, 2014.

George Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Ward, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY