BILL GARRETT, Davidson County
Trans:T20140061147 DEEDWARR
Recvd: 08/19/14 10:34 2 pgs
Fees:13.00 Taxes:560.55
20140819-0075100

State of Tennessee
County of ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
KELLY RICHARDSON	Franklin American Mortgage Co	
(NAME) 646 HICKS ROAD	(NAME) 501 Corporate Centre Dr. #400	128-10-0/127.00
(ADDRESNAHS) NASHVILLE, TN 37221	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **EMILY JEAN NATH, A SINGLE PERSON**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY L. RICHARDSON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE PLAN OF STACEY SQUARE, SECTION 4, OF RECORD IN BOOK 4460, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EARNEST NATH HEREIN BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20030106-0002172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EARNEST NATH DIED ON JULY 28, 2013, LEAVING HIS DAUGHTER, EMILY JEAN NATH, THE GRANTOR HEREIN, AS THE SOLE HEIR TO THE PROPERTY, PURSUANT TO HIS LAST WILL AND TESTAMENT OF RECORD IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER #13P-1321 AND AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20130826-0089712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 646 Hicks Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantee herein
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 12, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 14th day of August, 2014.

EMILY JEAN NATH

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Emily Jean Nath, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of August, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16