STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20140065468 DEEDWARR
Recvd: 09/03/14 14:26 2 pgs
Fees:13.00 Taxes:469.90
20140903-0080533

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-19
File No. 14-9793D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scottie Fleming, unmarried (NAME)	Franklin American Mortgage Company (NAME)	34-7-A-101 CO
345 Harbor Village Drive (STREET ADDRESS)	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Phillip E. West and Rachel Malone West, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scottie Fleming, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 82, on the plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723-102986, which revives and amends in Instrument No. 20030611-0080857, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Phillip E. West, individually from Phillip E. West and Rachel M. West, by Special Warranty Deed dated July 25, 2008, as Instrument No. 20080806-0081204, in the Register's Office for Davidson County, Tennessee.

Rachel Malone West joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Rachel Malone West is signed by his/her duly appointed Attorney-in-fact Phillip E. WEst, pursuant to the Power of Attorney recorded in Instrument No. 20140902-0080532, said Register's Office.

This is improved property, known as 345 Harbor Village Drive, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this 29th day of August, 2014.

Phillip E. West — August 29, 2014 Date

RACHEL MALONE WEST

By: Phillip E. West, Attorney-in-Fact — August 29, 2014 Date

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 Phillip E. West , the bargainor(s), 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 29th day of August, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Phillip E. West, Attorney-in-Fact for Rachel Malone West, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066