Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-5020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 90,000 .

2nd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF Aug , 2014.

DG Gwyn
Notary Public

Commission Expiration: 5/8/18

BILL GARRETT, Davidson County
Trans: T20140065712 DEEDWARR
Recvd: 09/04/14 09:36 2 pgs
Fees: 13.00 Taxes: 333.00
20140904-0080810

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kevin Baynham	Franklin American Mortgage	
1220 North 6th Street	501 Corporate Center Dr. #400	07116020100
Nashville, TN 37207	Franklin, TN 37067	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Carl McFall, Jr., unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Baynham, a single 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:

Land in Davidson County, Tennessee, being Lot No. 105 on the Northerly One-half of Lot No. 106 on the map of Oakwood Park, as of record in Book 421, Page 12, Register's office for said County. Said Lot No. 105 and part of 106 adjoin and front together 45 feet on the westerly side of north Sixth Street and run back between parallel lines 165 feet to an alley. Being that parcel of land conveyed to Roland B. Stone, Jr. from Sarah Jane Taylor by that deed dated 11/09/2001 and recorded 12/03/2001 as Instrument 20011203-0132297 of the Davidson County, TN Public Registry.

Being the same property conveyed to Carl McFall, Jr. from Wells Fargo by deed dated 06/06/2005 filed for record on 07/19/2005 in Instrument 20050719-0083593 and re-recorded in Instrument 20051115-0137698 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1220 North 6th Street, Nashville, TN 37207

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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. 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 my hand this 24 day of August, 2014.

Carl McFall

Carl McFall, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carl McFall, Jr.**, 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 at Nashville, Tennessee this 24 day of August, 2014.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY