Tennessee Title Services LLC
101 Springhouse Ct S-202
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***285,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20140070064 DEEDWARR
Recvd: 09/18/14 15:11 2 pgs
Fees:13.00 Taxes:1054.50
20140918-0085906

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 12th day of September, 2014

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Steven J. Determan 7160 Bay Cove Trail Nashville, Tennessee 37221	Franklin American Mtg. Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	MAP 141-12-0 B PARCEL 101.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($***285,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Patrick S. Winn and Veronica W. Winn, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Steven J. Determan, a married 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. 82 on the Plan of Phase 5, Southampton of record in Book 6900, Page 217, 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 Patrick S. Winn and wife, Veronica W. Winn, by Warranty Deed dated April 14, 2004, from Joseph W. Redmond and wife, Wanda W. Redmond, of record as Instrument No. 20040416-0043123 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7160 Bay Cove Trail, Nashville, Tennessee 37221.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Phase 5, Southampton, of record in Book 6900, page 217, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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 GRANTORS have executed this instrument on this the 17th day of September, 2014.

Patrick S. Winn

Veronica W. Winn

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 Patrick S. Winn and Veronica W. Winn, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY