Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2014. Notary Public MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan L. Rutledge	Franklin American Mortgage Company	MAP
709 Fox Ridge Drive	501 Corporate Center Drive, Ste. 400	PARCEL 160-14C-009.00CO
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brooke M. Bernicken, a single woman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan L. Rutledge, an unmarried woman,**

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. 709 on the Plan of Brentwood Trace Condominiums, Section II, a horizontal property regime established by Master Deed of record in Book 5818, Page 915, and as shown on Plat of record in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

.Being the same property conveyed to Brooke M. Bernicken, a single woman by Warranty Deed from Nancy J. Pierson, unmarried, of record in Instrument No. 20120120-0005769, Register's Office for Davidson County, Tennessee, dated January 17, 2012 and recorded on January 20, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **709 Fox Ridge Drive, Brentwood, TN 37027.**

BILL GARRETT, Davidson County
Trans:T20140073412 DEEDWARR
Recvd: 09/30/14 12:41 2 pgs
Fees:13.00 Taxes:555.00
20140930-0090072

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. 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 NW hand( ) this the 22nd day of September, 2014.

Brooke M. Bernicken by
Samuel F. Anderson Attorney in fact

Brooke M.Bernicken by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Brooke M. Bernicken**, as her Attorney in Fact, as the free act and deed of the within named **Brooke M. Bernicken**.

Witness my hand and official seal this the 22nd day of September, 2014.

My Commission expires 5-3-16

Notary Public

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY