BILL GARRETT, Davidson County
Trans:T20140074288 DEEDWARR
Recvd: 10/02/14 12:54 4 pgs
Fees:23.00 Taxes:721.50
20141002-0091107

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Aida Tomiko Periano and Steve Lewis 519 Broadmor Drive Nashville, TN 37216	~~New Owner~~ Franklin American Mortgage Co 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	Map 061-06-0 Parcel 13.00

This instrument prepared by: Robert J. Notestine III. Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Lorene Carver Pyle, Keith E. Carver, Thomas P. Carver and Mark D. Carver (collectively hereinafter referred to as "Grantor"), have bargained and sold and by these presents does hereby sell, bargain, and convey and convey to Aida Tomiko Periano and Steve Lewis (hereafter collectively referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

WIFE and HUSBAND

Land in Davidson County, Tennessee, being Lot No.2 on the Plan of GRAMAR ACRES, Section 4, as of record in Book 2330, Page 8, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Thomas D. Carver and wife, Lula H.Carver by Warranty Deed from Robert C. Beasley, Jr. and wife, Gene N. Beasley recorded on the 9th day of October, 1961 in Book 3284, Page 173, Register's Office for Davidson County, Tennessee.

Thomas D. Carver predeceased Lula H. Carver who was also known as Lula Frances Carver and upon his death, she became the sole surviving tenant by the entirety. Lula H. Carver a/k/a Lula Frances Carver has since died and her last will and testament was admitted for probate by the Seventh Circuit Court for Davidson County, Tennessee in Case 13P71. Said last will and testament conveyed the above described real property to the Grantors named hereinabove.

This is improved real property commonly known as 519 Broadmoor Drive, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee, which are not yet due and payable.

2. Plat of record in Book 2330 Page 8, Register's Office for Davidson County, Tennessee, and all matter shown therein.

3. All encumbrances of record.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 195,000.00 .
(
(
(
(Subscribed and sworn to before me
(this 25th day of September, 2014.
(
(
(My Commission Expires: 10/15/16
(

Megan Paulen
Affiant

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of September, 2014.

LORENE CARVER PYLE

KEITH E. CARVER

THOMAS D. CARVER, JR.

MARK D. CARVER

STATE OF LOUISIANA}
PARISH OF Lafayette }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Lorene Carver Pyle whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Lafayette, Louisiana on this 21st day of September, 2014.

JOHN J. HESTERLY
Notary Public ID# 13867
Lafayette Parish, State of Louisiana
My Commission is For Life

Notary Public

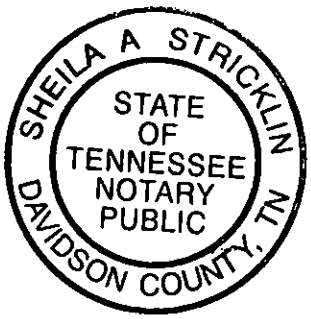
My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Keith E. Carver whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of September, 2014.

Sheila A. Stricklin
Notary Public



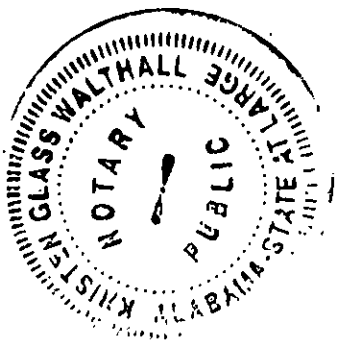
My Commission Expires: 8/23/16

STATE OF ALABAMA}
COUNTY OF Shelby }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Thomas D. Carver, Jr. whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Pelham, AL, on this 23rd day of September, 2014.

Kristen Glass Walthall
Notary Public



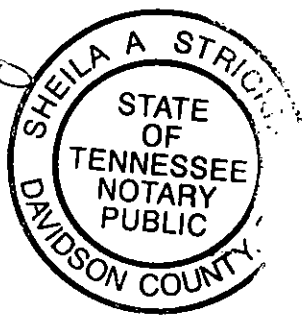
My Commission Expires: April 18, 2016

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Mark D. Carver whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of September, 2014.

Sheila A. Stricklin
Notary Public



My Commission Expires: 8/23/16