BILL GARRETT, Davidson County
Trans:T20140074368 DEEDWARR
Recvd: 10/02/14 14:10 2 pgs
Fees:13.00 Taxes:327.45
20141002-0091208

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,500.00

Affiant

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY Exp. 12/27/15

Subscribed and sworn to before me, this 30 day of September, 2014.

Notary Public
My commission expires: 12-27-15

06-1408-75805

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin T. Burnett	Franklin American Mortgage Co.	096-16-0-153.00
713 Ortega Rd	501 Corporate Centre Dr., Ste 400	
Nashville TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harinder JitKaur Ghumman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin T. Burnett,unmarried*, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *man

Land in Davidson County, Tennessee, being Lot No. 259-A, on the Plan of Zone Lot Division of Lots 254-257 & 259, Section 3, Larchwood, of record in Book 5200, Page 540, as amended in Book 6250, Page 454, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harinder JitKaur Ghumman, unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated December 16, 2009, recorded December 22, 2009, of record in Instrument No. 20091222-0116414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 713 Ortega Rd, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30 day of September, 2014.

Harinder Jitkaur Ghumman by Navdeep Heer as attorney in fact for Harinder Jitkaur Ghumman

Harinder JitKaur Ghumman By Navdeep Heer as Attorney in Fact for Harinder JitKaur Ghumman

STATE OF IL
COUNTY OF COOK

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Navdeep Heer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Harinder JitKaur Ghumman and that he is authorized by Harinder JitKaur Ghumman to execute this instrument on her behalf.

Witness my hand and seal at CHICAGO, IL, this 30 day of September 2014.

S Shah

Notary Public at Large

"OFFICIAL SEAL"
S. SHAH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/16/2015

My commission expires: 11-16-2015