THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140075964 DEEDWARR
Recvd: 10/08/14 09:37 2 pgs
Fees:13.00 Taxes:1979.50
20141008-0093179

JOHN GLEAVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 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
Woodrow E. Trondsen	FRANKLIN AMERICAN MORTGAGE COMPANY	MAP
1601 Russell Street	501 CORPORATE CENTRE DRIVE SUITE 400	PARCEL 083-13-0-378.00
Nashville, TN 37206	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, I, **Christian S. Parker, Trustee of the Christian S. Parker Revocable Trust u/a/d 8/24/04**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woodrow E. Trondsen, unmarried, and Alan D. Stevenson, unmarried, as joint tenants with rights of survivorship**

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 the Westerly 60 feet of Lot No. 44 on the Plan of The Lindsley Subdivision of the Chadwell Tract of record in Book 2, Page 24, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 fronts 60 feet on the Northerly margin of Russell Street and extends back between parallel lines 160 feet to a dead line in the rear, measuring 60 feet thereon.Being the same property conveyed to Trey Cain, Trustee of the 1601 Russell Street Revocable Trust by Quitclaim Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20120703-0058663, Register's Office for Davidson County, Tennessee, dated July 1, 2012 and recorded on July 3, 2012.
(Value of consideration shown in aforementioned Deed $0.00)

Being the same property conveyed to Christian S. Parker, Trustee of the Christian S. Parker Revocable Trust established on August 24, 2004 by deed from Christian S. Parker of record in Instrument No. 20131205-0123889 Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 05, 2013.

Being also known as 1601 Russell Street Nashville, TN 37206.

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 **1601 Russell Street, Nashville, TN 37206.**

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 my hand( ) this the 6th day of October, 2014.

, Trustee

Christian S. Parker, Trustee

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 **Christian S. Parker, Trustee of the Christian S. Parker Revocable Trust u/a/d 8/24/04** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of October, 2014.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN