WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003315 DEEDWARR
Recvd: 01/14/15 09:32 2 pgs
Fees:13.00 Taxes:591.63
20150114-0003841

G-VRES-14-3225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan C. Slone and Jennifer W. Slone	**Franklin American Mortgage Company**	
(NAME) **3225 Holbrook Drive**	(NAME) **501 Corporate Centre Drive**	**133-3-27.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TERRI LEE TOMLIN, A SINGLE PERSON ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RYAN C. SLONE AND JENNIFER W. SLONE, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 83, SOUTH LAKE, SECTION ONE, as shown on plat of record in Plat Book 2083, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Terri Lee Tomlin by Quitclaim Deed from Linda Anderson, Patricia Stewart and Betty Street recorded simultaneously herewith of record in Instrument No. 20150114-0003840 and being the same property convyed to Edna Carpenter Padgett Tomlin and Terri Lee Tomlin by Warranty Deed from Patricia A. Stewart and husband, Larry Stewart, recorded on the 7th day of October, 1985 in Deed Book 6676, Page 95, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTH LAKE, SECTION ONE, as recorded in Plat Book 2083, Page(s) 58.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3225 Holbrook Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF JANUARY, 2015.

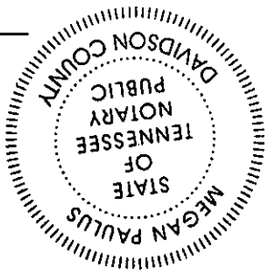
Terri Lee Tomlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRI LEE TOMLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212