BILL GARRETT, Davidson County
Trans:T20150003423 DEEDWARR
Recvd: 01/14/15 11:03 2 pgs
Fees:13.00 Taxes:791.80
20150114-0003977

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of January, 2015.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2014-120

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Blvd., Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Nueman and Cara Nueman 908 Southside Place Nashville, TN 37203	Franklin American Mortgage Company, it's successors and/or assigns as their interest may appear 501 Corporate Center Drive Suite 400 Franklin TN 37067	105.01-0-624.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donetta E. McKissack, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Nueman and wife, Cara Nueman**, 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:

The land with all the buildings and improvements thereon, situated at 940 Archer Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 2 on the Plan of New Hope Subdivision, of record in Plat Book 6900, page 996, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donette E. McKissack, unmarried from The Resource Foundation by Warranty Deed dated August 31, 1995 and recorded September 26, 1995, in Book 9806, page 274, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 940 Archer Street, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 8th day of January, 2015

Donetta E. McKissick

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Donetta E. McKissick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 8th day of January, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY