THIS INSTRUMENT WAS PREPARED BY
Record & Return:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150004048 DEEDWARR
Recvd: 01/16/15 10:19 2 pgs
Fees: 13.00 Taxes: 832.50
20150116-0004703

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin Elizabeth Westfall	FRANKLIN AMERICAN MORTGAGE	MAP
4008 Cambridge Avenue	501 CORPORATE CENTRE DR, STE 400	PARCEL 103-08-0-F-003.00C
Nashville, TN 37205	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, WE, **Brendan Smith, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin Elizabeth Westfall, a single woman**

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:

Located in Davidson County, Tennessee, being Unit No. 4008, on the plan of Cambridge Place West, a Horizontal Property Regime, filed as Exhibit to and established by Master Deed of record in Instrument No. 20070201-0013230, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to GIG Properties, LLC, a Tennessee limited liability company by Quit Claim Deed dated 01/31/2007 from Ronald Gilmer and Laura Gilmer of record in Instrument 200702010013228, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brendan Smith, unmarried by Warranty Deed dated 07/29/2013 from GIG Properties, LLC, a Tennessee limited liability company of record in Instrument 201308020080620, Register's Office for Davidson County, Tennessee.

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 **4008 Cambridge Avenue, Nashville, TN 37205.**

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(s) this the 13th day of January, 2015.

Brendan Smith

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brendan Smith** 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 13th day of January, 2015.

My Commission expires: My Commission Expires February 8, 2020

Notary Public

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of January, 2015.

My Commission expires: _____

Notary Public