WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006468 DEEDWARR
Recvd: 01/27/15 10:16 2 pgs
Fees:13.00 Taxes:654.90
20150127-0007619

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $172,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 2015

Notary Public
My Commission expires: 5-8-18
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer J. Lassen	Franklin American Mortgage Company	16106018600
609 Tobylynn Drive	501 Corporate Centre Drive Suite 400	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David L. Cronin, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer J. Lassen and husband, Joseph E. Lassen**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Tract or Parcel of Land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Lot No. 194 as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County.

Said Lot No. 194 fronts 82.00 feet on the southerly side of Tobylynn Drive and runs back between lines measuring 179.65 feet on its westerly margin, and 166.25 feet along its easterly margin, to a broken line in its rear measuring 87.48 feet.

Being the same property conveyed to David L. Cronin and Roberta L. Andrews from Joe Haley and wife, Deanna A. Austin Haley by Warranty Deed on March 15, 1978 of record in Book 5264, Page 730, Register's Office for Davidson County, Tennessee. Further conveyed to David L. Cronin from Roberta Louise Andrews Cronin, un-married by Quitclaim Deed on October 14, 2011, of record in Instrument Number 20120118-0004928, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4175, Page 108, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4393, Page 383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **609 Tobylynn Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 15, 2015.

David Cronin

David Cronin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David L. Cronin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 15, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY