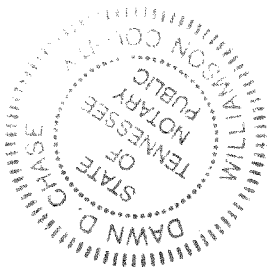
Davidson County	DEEDWARR
Recvd: 03/03/15 13:50	3 pgs
Fees:18.00 Taxes:685.24	
20150303-0018529	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeff Leet	Franklin American Mortgage Company	083 01 0 002.00
(NAME)	(NAME)	
939 West Greenwood Avenue	501 Corporate Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand One Hundred Ninety-Nine And No/100 Dollars ($185,199.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Benjamin M. Surmi and wife, Bonnie K. Surmi**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeff Leet, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 5 on the Plan of A. W. Johnson and G.F. Smith property, as of record in Book 38, Page 529, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of West Greenwood Avenue; 400 feet Easterly from the Easterly margin of McFerrin Avenue; 394 feet more or less FM thence with said margin of West Greenwood Avenue, 91.6 feet to a point 50 feet Westerly from the Southwest corner of J.S. Alderson's property; thence Northerly parallel to said Alderson's property, 150 feet; thence Westerly 90.05 feet; thence Southerly 150 feet to the beginning.

Being the same property conveyed to Benjamin M. Surmi and wife, Bonnie K. Surmi by Warranty Deed from Monument Property, Inc., dated August 30, 2011 and recorded October 4, 2011 as Instrument No. 20111004-0076743, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: SPH-150319

This is improved ☒ property, known as 939 West Greenwood Avenue, 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, has 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 our hands this 23rd day of February, 2015.

Benjamin M. Surmi by Karen Hoff Attorney in Fact
Benjamin M. Surmi by Karen Hoff Attorney In Fact

Bonnie K. Surmi by Karen Hoff Attorney in Fact
Bonnie K. Surmi by Karen Hoff Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Benjamin M. Surmi, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Benjamin M. Surmi, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bonnie K. Surmi, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Bonnie K. Surmi, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

File Number: SPH-150319

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith