WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-15-1519B

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)
Matthew Koon and Rebekah Koon	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
1519B Straightway Avenue	**501 Corporate Centre Drive**	**07214015700**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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 **1519 STRAIGHTWAY, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW KOON AND REBEKAH KOON, 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 Unit B of The Estates at 1519 Straightway, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140429-0035793, in the Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit C of said Declaration.

Being part of the same property conveyed by Warranty Deed from JGLAC, GP to 1519 Straightway, GP as recorded on the 11th day of April, 2014 in Instrument No. 20140411-0030444; part of Warranty Deed from Kimberly Antoinette Watkins, married to JGLAC, GP as recorded on the 21st day of January, 2014 in Instrument No. 20140121-0005413; Order to Probate as recorded on the 2nd day of June, 2005 in Instrument No. 20050602-0062513; Last Will and Testament as recorded on the 20th day of May, 2005 in Instrument No. 20050520-0057305; Petition as recorded on the 27th day of April, 2005 in Probate Docket No. 05P-554 and part of Warranty Deed from Rachel M. Hillman, Ruth E. Haddix, Ray E. Conner, Marjorie A. Van Steenkiste, Lois E. Koch, and James D. Conner, as to the only heirs-at-law of C. E. Conner, deceased to William B. Young and wife, Hattie E. Young as recorded on the 14th day of July, 1976 in Deed Book 5045, Page 665, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROWNSVILLE, as recorded in Plat Book 21, Page(s) 9 and Plat Book 3500, Page 120.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140429-0035793.
- Charter recorded at Instrument No. 20140429-0035794.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1519B Straightway Avenue, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20150020667 DEEDWARR
Recvd: 03/20/15 15:47 2 pgs
Fees:13.00 Taxes:1406.00
20150320-0024412

Witness my/our hand(s) this the 13th DAY OF MARCH, 2015.

1519 Straightway, GP

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for 1519 STRAIGHTWAY, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of 1519 STRAIGHTWAY, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212