Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151427

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2015.

Notary Public
My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Neal R Joseph 74 Trotwood Down Brentwood, TN 37027	American Southwest Mortgage Funding Corp. 5900 Mostellar Dr., Ste. 8 Oklahoma City,. OK 73112	172 01 0A 095.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Cherie V Larkin, single,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Neal R. Joseph, a married person and Wendy D Joseph, his wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Copperfield Revised, as of record in Plat Book 6900, Pages 555 through 559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cherie V Larkin by deed from Rhonda Faye Forlaw Adkins and husband, Trace D Adkins and Robert F Forlaw and wife, Jewell C Forlaw of record in Instrument Number 20000921-0093827 in the Register's Office for Davidson County, Tennessee, dated September 19, 2000.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 74 Trotwood Down, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150024022 DEEDWARR
Recvd: 04/01/15 14:30 2 pgs
Fees:13.00 Taxes:1313.50
20150401-0028347

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 this 31st day of March, 2015.

Cherie V. Larkin

Cherie B Larkin
V cl

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cherie B Larkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 31st day of March, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY