This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of March, 2015, by and between Keith Jordan, party of the first part, and Katherine A Franke and Christopher F Jardieu, tenants in common with full rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LOT NO. 63 ON THE MAP OF J. M., T.J., AND G.W. HARDING'S PLAN OF LOTS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 21, PAGE 80, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being all or part of the same property conveyed to Keith Jordan by virtue of that certain Special Warranty Deed dated April 11, 2014, at Instrument No. 20140423-0033935 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as his primary residence.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Keith Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Keith Jordan, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

BILL GARRETT, Davidson County
Trans:T20150024260 DEEDWARR
Recvd: 04/02/15 10:26 2 pgs
Fees:13.00 Taxes:1109.63
20150402-0028657

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Katherine A Franke and Christopher F Jardieu 1824 Underwood St Nashville, TN 37208
Tax Parcel No	08115013300
Property Address:	1824 Underwood St Nashville, TN 37208
MAIL TAX BILLS TO:	SWBC Mortgage 9311 San Pedro Ave, Ste 100, San Antonio, TX 78216
Firm File #:	20150231

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $299,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Katherine A Franke
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY