Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

Subscribed and sworn to before me, this 18 day of April, 2015

Notary Public
My commission expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

10-1502-102535

Address of New Owner:	Send Tax Bills to:	Tax Information
Travis House	Franklin American Mtg	161-04-0-036.00
5205 Larkway Drive	501 Corporate Center Dr #400	
Nashville TN 37211	Franklin, TN 37067	

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, **Erin N. Anderson and husband, Benjamin J. Anderson,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Travis House and wife, Lauren House,** 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. 27, on the Plan of Kingswood Park, of record in Book 2900, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin N.. Anderson and husband, Benjamin J. Anderson by deed from Michelle Kadar and husband Jon L. Moore, dated December 15, 2003, recorded December 18, 2003, of record in Instrument No. 20031218-0180699, Register's Office for Davidson County, Tennessee.

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 5205 Larkway Drive, Nashville, TN 37211

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..

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:T20150024301 DEEDWARR
Recvd: 04/02/15 10:56 2 pgs
Fees:13.00 Taxes:640.10
20150402-0028715

Revised 01/01/2014

WITNESS my hand this 1st day of April, 2015.

Erin N. Anderson

Benjamin J. Anderson

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erin N. Anderson and husband, Benjamin J. Anderson, 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 Columbia, TN, this 1st day of April, 2015.

Notary Public

My Commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON