WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033726 DEEDWARR
Recvd: 05/04/15 10:03 2 pgs
Fees:13.00 Taxes:1202.50
20150504-0039897

R-VRES-15-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Jessica Shae Beattie	**Franklin American Mortgage Company**	
(NAME)	(NAME)	
304 Swynford Court	**501 Corporate Centre Drive**	**172-13-0A-003.00-C**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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 **SALAH A. MOHSIN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA SHAE BEATTIE, A SINGLE WOMAN,** 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:

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. 3 on the Plan of Revision to Lot 3 & Open Space, Section One and Lots 4 through 10, Section Two, Williams Grove of record in Book 11700, Page 22 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Salah A. Mohsin, unmarried by Warranty Deed from Kenneth S. Phillips and wife, Uykia S. Phillips, recorded on the 3rd day of December, 2010 in Instrument No. 20101203-0096482, 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 REVISION TO LOT 3 & OPEN SPACE, SECTION ONE AND LOTS 4 THROUGH 10, SECTION TWO, WILLIAMS GROVE, as recorded in Plat Book 11700, Page(s) 22, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10741, Page 678, Book 11167, Page 755, Book 11643, Page 316 and Instrument No. 20010514-0049490 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded in Book 10741, Page 671 and Instrument No. 20010618-0034214.
- Storm Water Detention Agreement recorded in Book 10951, Page 699.
- Common Area recorded at Instrument Nos. 20010514-0049489 and 20011226-0142132.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 Swynford Court, Brentwood, Tennessee 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 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.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2015.

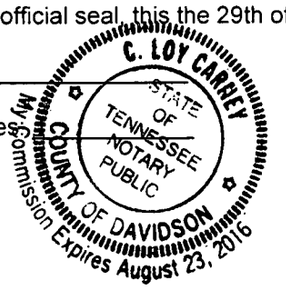
Salah A. Mohsin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALAH A. MOHSIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)



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