Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
Return to: File # 9390

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150035254 DEEDWARR
Recvd: 05/07/15 09:32 3 pgs
Fees: 18.00 Taxes: 632.70
20150507-0041696

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rozeland Franklin	Primary Residential Mortgage	15008003300
(NAME)	(NAME)	
3512 Daisy Trail	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 3rd day of April, 2015, by and between **CASSIDY L. LARSON AND AMIE L. LARSON, HUSBAND AND WIFE,** party of the first part, and **ROZELAND FRANKLIN AND KIZZY FRANKLIN, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 316, on the plan of Section Seven-B, "The Country", of record in Plat Book 6250, Page 505, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cassidy L. Larson and wife, Amie L. Larson by Warranty Deed from Peter C. Hough and wife, Paula M. Hough, dated 10/31/2001, recorded 11/5/2001 in Instrument No. 20011105-0120802, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Cassidy L Larson
CASSIDY L. LARSON

Amie L Larson
AMIE L. LARSON

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CASSIDY L. LARSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of April 2015

Commission expires: 6-6-17

Becky Baker
Notary Public

BECKY BAKER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY
My Commission Expires June 06, 201

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AMIE L. LARSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of April 2015

Commission expires: 6-6-17

Becky Baker
Notary Public

BECKY BAKER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY
My Commission Expires June 06, 201

EXHIBIT A

All matters shown on the plat of record in Plat Book 6250, Page 505, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Book 6594, Page 639, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.