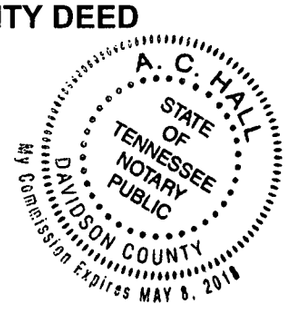
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Julie Heath	Franklin American Mortgage Company	181-2A-16
(NAME)	(NAME)	
8234 Lenox Creekside Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150384

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Linda H. Vaughn and Robin Wheeler , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Julie Heath, an unmarried woman, hereinafter called the GRANTEES, their heirs 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 Townhome Unit No. 16, on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Linda H. Vaughn and Robin Wheeler by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated August 12, 2014, of record in Instrument No. 20140904-0080940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth on the Exhibit Plat of Lenox Creekside, Phase One of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, Register's Office for said County; (b) the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase One, Condominiums, of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, Register's Office for said County; and (c) Rights of others in and to the common elements/areas.

Unimproved ☐

This is improved ☒ property, known as 8234 Lenox Creekside Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150039699 DEEDWARR
Recvd: 05/21/15 13:10 2 pgs
Fees:13.00 Taxes:647.50
20150521-0047069

Witness my hand this 19th day of May, 2015

Linda H. Vaughn

Robin Wheeler

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda H. Vaughn and Robin Wheeler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of May, 2015.

Notary Public
My Commission Expires: 4/19/17

