(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

Subscribed and sworn to before me, this 20th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Holt	Franklin American Mortgage Company	163-16-0A
(NAME)	(NAME)	(MAP)
1404 Pleasant Ridge Rd.	501 Corporate Centre Drive Ste. 400	379.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Matthew G. Bessant, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jordan Holt, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Unit No. 379 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew G. Bessant by deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20100706-0052667 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 06, 2010.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1404 Pleasant Ridge Rd., Antioch, Tennessee 37013

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 we do covenant with the said GRANTEES 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 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.

AMANDA BESSANT, WIFE OF MATTHEW G. BESSANT, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

BILL GARRETT, Davidson County
Trans:T20150040001 DEEDWARR
Recvd: 05/22/15 10:47 2 pgs
Fees:13.00 Taxes:369.63
20150522-0047414

Witness my/our hand(s) this 20th day of May, 2015.

Matthew G. Bessant by John Latimer as Attorney in Fact

Matthew G. Bessant by John Latimer as Attorney-in-Fact

Amanda Bessant by John Latimer as Attorney in Fact

Amanda Bessant by John Latimer as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John Latimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Matthew G. Bessant, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Matthew G. Bessant, the bargainor, by the said John Latimer, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of May, 2015.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/6/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared John Latimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Amber Bessant, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Amber Bessant, the bargainor, by the said John Latimer, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of May, 2015.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 7/6/2015