WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/16/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-CBB-15-252

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)
Jennifer A. Jones	**Altra Federal Credit Union**	
(NAME)	(NAME)	**95-5-52.00**
252 Wilowen Drive	**1700 Oak Forest Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Onalaska, WI 54650**	
(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 **LARRY FRANKLIN, TRUSTEE, UAD NOVEMBER 20, 1997, THE FRANKLIN REVOCABLE LIVING TRUST AGREEMENT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER A. JONES AND JOHN R. MCNAMARA, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Larry Franklin, Individually to Larry Franklin, Trustee U/A/D November 20, 1997 of the Franklin Revocable Living Trust Agreement as recorded on the 20th day of November, 1997 in Deed Book 10691, Page 1 and Warranty Deed from Winford Douglas Tenpenny and wife, Virginia F. Tenpenny to Larry Franklin, an unmarried person as recorded on the 2nd day of February, 1995 in Deed Book 9586, Page 431, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of CREEKSIDE HEIGHTS, as recorded in Plat Book 2663, Page(s) 114 and 115, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2876, Page 599 and Book 2879, Page 441, said Register's Office.
- Avigation Easement and Contract recorded in Book 9586, Page 429, said Register's Office.
- Easement for Utilities, recorded in Book 2906, Page 385, said Register's Office.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6342, Page 551, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **252 Wilowen Drive, Nashville, Tennessee 37210**.

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.

BILL GARRETT, Davidson County
Trans:T20150040403 DEEDWARR
Recvd: 05/26/15 10:35 2 pgs
Fees:13.00 Taxes:571.65
20150526-0047916

Witness my/our hand(s) this the 15th DAY OF MAY, 2015.

Franklin Revocable Living Trust Agreement, UAD November 20, 1997

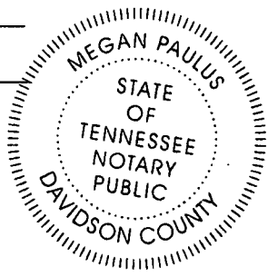
BY: _____
Larry Franklin
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY FRANKLIN, TRUSTEE of FRANKLIN REVOCABLE LIVING TRUST AGREEMENT, UAD NOVEMBER 20, 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of May, 2015.

_____
Notary Public
My Commission Expires: 1-9-16
(SEAL)



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