RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 681,000.00

Julian Collier
Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My commission expires: 11-20-2018

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JULIAN COLLIER	**FRANKLIN AMERICAN MORTGAGE**	**15902000400**
5404 CAMELOT RD	**501 CORPORATE CENTRE DRIVE, STE 400**	
BRENTWOOD, TN 37027	**FRANKLIN, TN 37067**	

BILL GARRETT, Davidson County
Trans:T20150043830 DEEDWARR
Recvd: 06/04/15 10:04 2 pgs
Fees:13.00 Taxes:2519.70
20150604-0052215

FOR AND IN 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 ACKNOWLEDGE, WE,

WADE M. TODD and wife, MARY A. TODD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JULIAN COLLIER and JENNIFER P. COLLIER, husband and wife

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 LOT NO. 2 ON THE PLAN OF CAMELOT ACRES, SECTION I, AS OF RECORD IN BOOK 3700, PAGE 98, AS AMENDED IN BOOK 4136, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 197.7 FEET ON THE NORTHERLY SIDE OF CAMELOT ROAD AND EXTENDS BACK 209.3 FEET ON THE WESTERLY LINE AND 242.6 FEET ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 184.13 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WADE M. TODD AND WIFE, MARY A. TODD, BY WARRANTY DEED FROM EVELYN R. RICHMOND, DATED 07/25/2005 AND RECORDED ON 08/03/2005 IN INSTRUMENT NUMBER 20050803-0090863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5404 CAMELOT RD, BRENTWOOD, TN 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 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 in 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.

Witness my/our hand(s) this 29th day of May, 2015.

WADE M. TODD

MARY A. TODD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WADE M. TODD and wife, MARY A. TODD, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2015.

Notary Public

My Commission Expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER