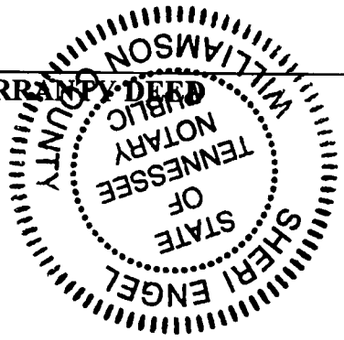


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Troutman and Brooke Troutman	Franklin American Mortgage Co.	
(NAME) 366 Melpar Dr.	(NAME) 501 Corporate Centre Dr, Ste 400	14813000100
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **DEBRA JO PUGH, CO-EXECUTOR AND DONNA KAY BEAVER, CO-EXECUTOR OF THE ESTATE OF GLADYS BUFORD REESE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN TROUTMAN AND BROOKE TROUTMAN, 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:

Being Lot No. 372 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Melpar Homes, Inc. to George W. Reese, III and wife, Gladys B. Reese, as recorded on the 29th day of August, 1957 in Deed Book 2695, Page 321, in the Register's Office of Davidson County, Tennessee. George W. Reese, III has died. Gladys B. Reese is sole surviving Tenant by the Entirety. Gladys B. Reese aka Gladys Buford Reese has since died leaving a Last Will and Testament with the Will admitted into Probate under Docket No. 15P897. Debra Jo Pugh and Donna Kay Beaver were appointed Executors under the Will. Danny Ray Morrow predeceased Gladys Buford Reese, and was unmarried with no natural born or adopted children at the time of his death. Debra Jo Pugh and Donna Kay Beaver are the devisees under the Last Will and Testament of Gladys Buford Reese.

Debra Jo Pugh and Donna Kay Beaver join in this conveyance individually as devisees under the Last Will and Testament of Gladys Buford Reese.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of FAIRLANE PARK, SECTION III, as recorded in Plat Book 2331, Pages 145-146, said Register's Office; and (c) restrictive covenants of record in Book 2598, Page 491, said Register's Office.

unimproved
This is improved x property, known as 366 Melpar Dr., Nashville, TN 37211
(House Number) (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 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.

Davidson County DEEDWARR
Recvd: 07/15/15 08:06 3 pgs
Fees:18.00 Taxes:484.70
20150715-0068725

Witness my hand this ___ day of July, 2015.

DEBRA JO PUGH, INDIVIDUALLY

BY: DEBRA JO PUGH, CO-EXECUTOR

DONNA KAY BEAVER, INDIVIDUALLY

BY: DONNA KAY BEAVER, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Jo Pugh and Donna Kay Beaver, the bargainors, 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 and official seal at Nashville, Tennessee this 14 day of July, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, Debra Jo Pugh and Donna Kay Beaver, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they, as Co-Executors of the Estate of Gladys Buford Reese, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of July, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY