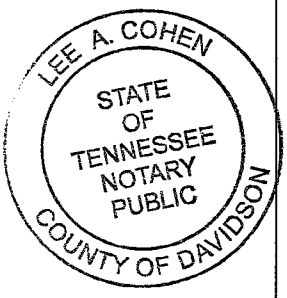
Davidson County	DEEDWARR
Recvd: 08/19/15 11:04	3 pgs
Fees:18.00 Taxes:1182.15	
20150819-0083510	



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$319,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AFTON G. STRAIN, ET AL	Franklin American Mortgage	**071-16-0-104.00**
(NAME) **916 BLUE RIDGE DRIVE**	(NAME) 501 Corporate Centre Dr #400	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEDGED, **I, TRAVIS W. HYLTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AFTON G. STRAIN AND MONA C. SHELTON, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 all of Lot No. 36 on the Plan of T.I. Ward Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in Williams and Hayes Company Belleview Plan of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Travis W. Hylton, a single person, from Equity Trust Company, Custodian FBO Edward W. Meek IRA, by deed dated October 6, 2010, of record in Instrument No. 20101014-0082164, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 974, Page 48, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **916 BLUE RIDGE DRIVE, NASHVILLE, TN 37207**
(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.

Witness my hand this 13 day of August, 2015.

TRAVIS W. HYLTON

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 **Travis W. Hylton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 of August, 2015.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

Return To: 15002627
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

