WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Kimberley C Kindrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH day of AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary Connell Luton	FRANKLIN AMERICAN MORTGAGE CO.	096 09 0 023.00
(NAME)	(NAME)	
401 Lorna Dr	501 CORPORATE CENTRE DRIVE SUITE 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Two Thousand And No/100 Dollars ($192,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bettye Jane Richardville, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Connell Luton, a single woman**, 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. 206 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alvis B. Cothron and wife, Billie Faye Cothron by Warranty Deed from York Construction Company dated August 2, 1955 and recorded August 22, 1955 in Book 2444, Page 3, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bettye Jane Richardville, a single woman by Warranty Deed from Billie Faye Cothron, a widow, dated April 30, 2015 and recorded May 4, 2015 in Instrument No. 20150504-0040397, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-153742

BILL GARRETT, Davidson County
Trans:T20150070435 DEEDWARR
Recvd: 08/20/15 14:03 2 pgs
Fees:13.00 Taxes:710.40
20150820-0084154

unimproved ☐
This is improved ☒ property, known as 401 Lorna Dr, Nashville, TN 37214

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, has 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 our hands this 18th day of August, 2015.

Bettye Jane Richardville

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that Bettye Jane Richardville, a single woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of August, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-153742