15-1-229

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: ~~My Commission Expires October 30, 2016~~
File No. G15-2471D

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150072831 DEEDWARR
Recvd: 08/27/15 11:07 2 pgs
Fees: 13.00 Taxes: 1239.13
20150827-0086842

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Webb D. Braughton and Catherine L. Braughton, husband and wife (NAME)	Franklin American Mortgage Co. (NAME)	126-16-A-192 CO
508 Bluestem Court (STREET ADDRESS)	501 Corporate Centre Dr. #400 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Roger S. Smitchens and Beverly K. Smitchens, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Webb D. Braughton and Catherine L. Braughton, 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. 12 on the plan of RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2, as shown by plat of record in Instrument No. 20021022-0129510 in the 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 Roger S. Smitchens and wife, Beverly K. Smitchens from The Jones Company of Tennessee, LLC, by Deed dated October 29, 2004, as Instrument No. 20041102-0131987, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20021022-0129510 Register's Office for Davidson County, Tennessee.
3. Plan of Newsome Land as recorded in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.
4. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments as recorded in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.

5. Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking as recorded in Record Book 4205, page 194 and Book 4226, page 715, Register's Office for Davidson County, Tennessee.

6. Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement as recorded in Book 4257, page 647, Register's Office for Davidson County, Tennessee.

7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, and in any allied instrument(s) referred to in said restrictions.

8. Easements granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as recorded in Book 7526, page 315; 318 and 324, Register's Office for Davidson County, Tennessee.

9. Declaration of Road and Utilities Access Easement as recorded in Instrument No. 20010706-0072536, Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.

10. Landscape Agreement as recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Public Utilities Easement as recorded in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

12. All matters set as forth as recorded in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee.

13. Bylaws of record in Instrument No. 20011105-0121083 and Charter of Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.

14. Quit Claim Deed conveying open space to Homeowner's Association of record in Instrument No. 20020424-0050564, Instrument No. 20040827-0103644, and Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.

15. Charter Right of Way for CSX Transportation Railroad.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 508 Bluestem Court, Nashville, TN 37221.

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. Whenever 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 26th day of August, 2015.

Roger S. Smitchens — August 26, 2015 Date

Beverly K. Smitchens — August 26, 2015 Date

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 Roger S. Smitchens and Beverly K. Smitchens, husband and wife, the bargainor(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 and official seal, this 26th day of August, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066