WARRANTY DEED

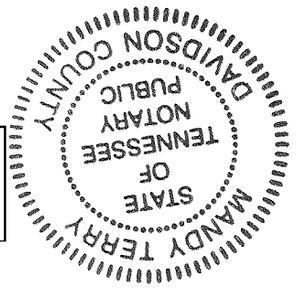
STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$170,000.00.

Ashley Reiss
Affiant

Subscribed and sworn to before me this 17th day of November, 2015

Mandy Terry
Notary Public
My Commission expires: 3-10-19
(Affix Seal)



Davidson County DEEDWARR
Recvd: 11/18/15 09:26 3 pgs
Fees:18.00 Taxes:629.00
20151118-0116802

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Leah K. Sutphen	Franklin American Mortgage Company	069-12-0-077.01
2200 Courtney Avenue	6100 Tower Circle, Suite 600	
Nashville, TN 37218	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leah Oberschmidt**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leah K Sutphen and Tyler J Sutphen, wife and husband**, , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being in the 13th, formerly 23rd Civil District of said County, being part of Lot No. 31 on unrecorded plan of Brattonview Subdivision at Bordeaux, described partly according to survey made by E.L. Miller, Jr. a Company, Surveyors, dated January 21, 1964, as follows:

Beginning at a concrete monument on the southeasterly margin of Courtney Avenue, at the most westerly corner of Lot No. 9 on the Plan of Orchard Hill as of record in Book 2663, Page 98, Register's Office for said County; thence with the southwesterly line of Lot No. 9, south 49° 30' east 190.2 feet to an iron pin, the centerline of the Tennessee Electric Power Company's easement of record in Book 787, Page 2,, said Register's Office; thence with said line, south 36° 40' west passing an iron pin at 85 feet, in all 90 feet thence northwestwardly 213.4 feet more or less to the southeasterly margin of Courtney; thence with said Courtney Avenue, north 52° 30' east 90 feet to the beginning.

Being the same property conveyed to Leah Oberschmidt from Cornerstone Investments, Inc., by Warranty Deed on November 21, 2014, of record in Instrument Number 20141124-0107619, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easements and Agreements of record in Book 787, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2200 Courtney Avenue, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 17, 2015.

Leah Oberschmidt
Leah Oberschmidt

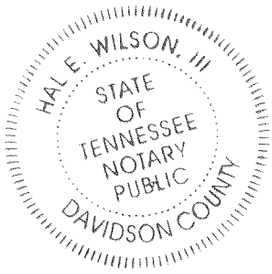
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leah Oberschmidt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 17, 2015

My commission expires 7/8/19

Notary Public



True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY