WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$219,000.00** Affiant Subscribed and sworn to before me, this 10th day of May, 2016. Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Parry	FRANKLIN AMERICAN MTG.	114-08-0C
(NAME)	(NAME)	(MAP)
7277 Charlotte Pike	6100 TOLLER CIR, STE 600	104.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209-5051	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bradley R. Pray and wife, Taryn Meighan Pray**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Janet Parry, An Unmarried Woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Unit 99 on the Plan of West Park, Phase 3, as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowner's Association, Inc. of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions, and By-Laws for West Park Homeowner's Association Inc., of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley R. Pray and wife, Taryn Meighan Pray, a tenancy by the entireties by Quitclaim Deed from Bradley R. Pray, of record in Instrument No. 20121106-0102170, Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 06, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7277 Charlotte Pike, Nashville, Tennessee 37209-5051

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.

BILL GARRETT, Davidson County
Trans:T20160039914 DEEDWARR
Recvd: 05/12/16 15:35 2 pgs
Fees:13.00 Taxes:810.30
20160512-0047633

Witness my/our hand(s) this 10th day of May, 2016.

Bradley R. Pray

Taryn Meighan Pray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bradley R. Pray and Taryn Meighan Pray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of May, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County