Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
Trans:T20160052847 DEEDWARR
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Fees:13.00 Taxes:1924.00
20160621-0063257

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Ricky E. Oliver, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Ashton C. Francis and Merrick C. Francis, wife and husband, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being Lot No. 11 on the Plan of Forest Acres Subdivision, Section I, as of record in Book 1130, Page 104, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ricky E. Oliver by deed dated October 30, 1998 of record in Book 11183, Page 27, Register's Office of Davidson County, Tennessee.

Map & Parcel: 14614003400

Property Address: 803 Forest Acres Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

17 day of June, 2016.

Ricky E. Oliver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Ricky E. Oliver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 17 day of June, 2016.

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

Notary Public

My commission expires:
03/21/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $520,000.00.

Affiant

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

Subscribed and sworn to before me, this 17th day of June, 2016.

My commission expires:
8-23-16

Notary Public

NEW PROPERTY OWNER:
Ashton C. Francis & Merrick C. Francis
803 Forest Acres Dr.
Nashville, TN 37220

PERSON RESPONSIBLE FOR TAXES:
PENNYMAC LOAN SERVICES
251 SOUTH LAKE AVENUE
PASADENA, CA 91101