RETURN TO: Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-3171

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160057814 DEEDWARR
Recvd: 07/07/16 10:41 2 pgs
Fees: 13.00 Taxes: 721.50
20160707-0069513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Shannon Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin C. Sproul	Franklin American	075 04 0 026.00
(NAME)	Mortage (NAME)	
4533 Andrew Jackson Pkwy	6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher J. Doughty, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Benjamin C. Sproul, a single man**, hereinafter called the Grantee, his 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. 112 on the Plan of Tulip Grove Section 3, as shown on plat of record in Plat Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher J. Doughty, a married man by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America dated November 08, 2011 and recorded November 28, 2011 as Instrument No. 20111128-0092089, in said Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed March 25, 2016 in the Third Circuit Court 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.

This is improved property, known as 4533 Andrew Jackson Pkwy, Hermitage, TN 37076

File Number: FRN-163478SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 30th day of June, 2016.

Christopher J. Doughty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher J. Doughty, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2016.

Notary Public

My Commission Expires: 3/4/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-163478SSO