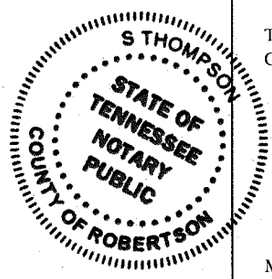
WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Megan B. Murphy	Franklin American Mortgage Co.	06116009600
(NAME)	(NAME)	
1305 McAlpine Avenue	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/30/17 09:32 3 pgs
Fees:18.00 Taxes:832.50
20170330-0030922

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT GRE, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Megan B. Murphy, a single person and Armando C. Rodriguez, a single person, 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 THE SOUTHERLY 200 FEET OF THE WESTERLY HALF OF LOT NO. 41 ON THE MAP OF KENNEDY AND GRAVES' SUBDIVISION OF BLOCK "C" AND "D", MONTE VISTA, AS OF RECORD IN BOOK 843, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 41 FRONTS 56.55 FEET ON THE NORTHERLY SIDE OF MCALPINE, FORMERLY ALPINE, AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES AS MEASURED FROM THE CENTER OF SAID AVENUE, 220 FEET TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO G.E. STONE AND WIFE BY DEED FROM S. BRIGGS BURKHALTER AND WIFE, OF RECORD IN BOOK 1815, PAGE 69, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO GRE, LLC, BY WARRANTY DEED FROM KATHERYN S. DOREMUS, AN UNMARRIED WOMAN, DATED DECEMBER 2, 2016, OF RECORD IN INSTRUMENT NO. 20161202-0126578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. DOREMUS & WIFE, KATHERYN S. DOREMUS BY WARRANTY DEED FROM BRANDON W. BIRDWELL OF RECORD IN BOOK 4514, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 1971 AND RECORDED ON JUNE 23, 1971. THE SAID CHARLES R. DOREMUS HAVING SINCE DIED VESTING FEE SIMPLE TITLE TO THE WIFE, KATHERYN S. DOREMUS.

THIS IS IMPROVED PROPERTY KNOWN AS 1305 MCALPINE AVE., NASHVILLE, TENNESSEE 37216.

This conveyance is subject to: 1) Current years' taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1305 McAlpine Avenue Nashville TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Witness our hands 03/21/17.

GRE, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared,Brian Gainous, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of GRE , LLC, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC, by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of March, 2017.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 10 2018

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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 Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON