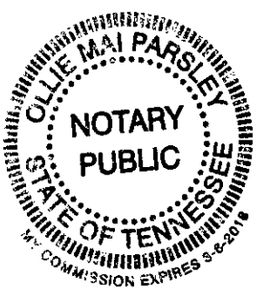
Bill Garrett Davidson County
Batch# 17542 DEEDWARR
10/24/2017 01:59:00 PM 2 pgs
Fees: $13.00 Taxes: $854.70
20171024-0109011



STATE OF TENNESSEE 20845
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Andrew T. Sprague	Send Tax Bills To: Franklin American Mortgage Company
(Name) 105 Bluefield Square	(Name) 6100 Tower Circle, Suite 6100
(Street Address or Route Number) Nashville, TN 37214	(Street Address) Franklin, TN 37067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 095-08-0-208.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Lilia Q. Morgan married, and Samuel Joseph Clanton, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew T. Sprague, a married man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 21, on the Plan of a Resubdivision of Lots 19 and 21, Bluefield Square, of record in Plat Book 5200, page 163, Register's Office for Davidson County, TN, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jose M. Quintana by deed dated April 28, 2003, and filed in Instrument No. 20030717-0100466 as re-recorded in Instrument No. 20030501-0058269, said Register's Office. the said Jose M. Quintana having since died and pursuant to the Affidavit of Heirship filed in Instrument No. 20151229-0130326, title vest in Lilia Q. Morgan as sole heir. Further title is vested in Lilia Q. Morgan and Samuel Joseph Clanton, as tenants in common, pursuant to a quitclaim deed filed in Instrument No. 20160913-0096024, said Register's Office.

The above described property is inherited property and not the marital residence of the Grantor.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 105 Bluefield Square, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 20th day of October, 2017.

Seller

Lilia Q. Morgan

Samuel Joseph Clanton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Lilia Q. Morgan and Samuel Joseph Clanton, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018