File: Box 13

Instr:200004270041817 Page: 1 OF 2
REC'D FOR REC 04/27/2000 1:48:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.29

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,944.00

Beverly E. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2000.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

#595

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly E. Cole	Franklin American Mortgage Company	86-14B-73
(NAME)	(NAME)	
2716 Fleet Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles G. True and wife, LaSann True, Trustees and any Successor Trustees thereto, U/A/D 4/23/97 and any amendments thereto all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly E. Cole, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Plat Book 6900, Page 738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles G. True and wife, LaSann True, Trustees and any Successor Trustees thereto, U/A/D 4/23/97 and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary, by deed of record in Book 10427, Page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2716 Fleet Drive, Hermitage, TN 37076
(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 my/our hand(s) this 19th day of April, 2000.

Charles G. True, Trustee

LaSann True, Trustees

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Charles G. True and wife LaSann True, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be the Trustees of the Charles G. True and wife LaSann True, Trustees and any Successor Trustees thereto, U/A/D 4/23/97 and any amendments thereto, and that they as such Trustees, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public