File No. 40397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Pamela R. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires Nov. 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela R. Franklin	Georgia Bank & Trust Co. of Augusta D/B/A GB & T Mortgage	25-16/36
(NAME)	(NAME)	
125 Garrett Drive	1321 Murfreesboro Road, Ste 701	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37217	
(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, Robert E. Lee Jr. and wife, Melissa D. Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela R. Franklin, an unmarried person, 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. 3 on the Plan of Goodlettsville Heights, Section III, of record in Plat Book 1835, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Robert E. Lee, Jr. and wife, Melissa D. Lee by deed from W. M. Ross and wife, Georgia Graves Ross, the said W. M. Ross having since died, leaving Georgia Graves Ross as the tenant by the entirety, dated 7/2/98, of record in Book ~~2929~~ 11017, page ~~632~~ 91, Register's Office, Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☒ property, known as 125 Garrett Drive, Goodlettsville, TN 37072
(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 this 27th day of May, 2004.

Robert E. Lee Jr.

Melissa D. Lee

Davidson County DEEDWARR
Recvd: 06/04/04 08:26 3pgs
Fees:18.00 Taxes:419.95

20040604-0065766

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STATE OF TENNESSEE

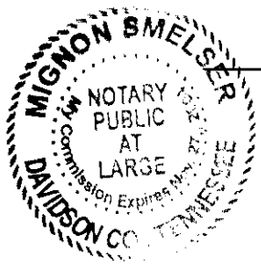
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Lee, Jr. and wife, Melissa D. Lee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert E. Lee, Jr. and wife, Melissa D. Lee executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2004.

Commission expires:

11-27-04



Notary Public

File No.: 40397

EXHIBIT A

Being Lot No. 3 on the Plan of Goodlettsville Heights, Section III, of record in Plat Book 1835, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.