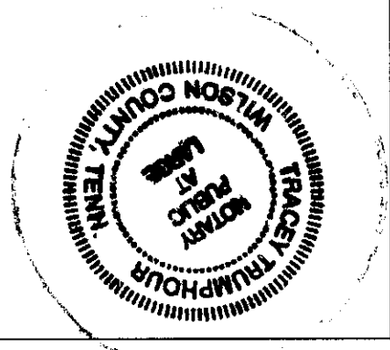
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Judith A. Maier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF ~~AUGUST, 2004~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/20/04 12:40 2pgs
Fees:13.00 Taxes:703.00
20040820-0100894

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Maier	Judith A. Maier	Map 75-11
(NAME) 4224 Rachel Donelson Pass	(NAME) Same	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 100.00
(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, Clyde P. Franklin and Wife, Jeanette E. Franklin , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith A. Maier, 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. 126 on the Plan of FIRST REVISION, PHASE FOUR-A, HERITAGE MEADOWS, as of record in INSTRUMENT NUMBER 20020123-0009310, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clyde P. Franklin and Wife Jeanette E. Franklin by deed from FRANK BATSON HOMES, INC. of record in INSTRUMENT NUMBER 200309150135095, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument Number 200201230009310 and Instrument Number 200206240075432, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4224 Rachel Donelson Pass, 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 16th day of August, 2004.

Clyde P. Franklin by Michael Leach atty in fact
Clyde P. Franklin

Jeanette E. Franklin by Michael Leach atty in fact
Jeanette E. Franklin

STATE OF Tennessee
COUNTY OF Wilson

On this the 16th day of August, 2004, before me personally appeared Michael Leach, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clyde P. Franklin and Wife, Jeanette E. Franklin, and who acknowledged that he executed the same as the free act and deed of the said Clyde P. Franklin and Wife, Jeanette E. Franklin by virtue of that Power of Attorney, duly executed by the said Clyde P. Franklin and Wife, Jeanette E. Franklin and appearing of record in Instrument Number 200408 20 0100893 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 16th day of August, 2004.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2407523
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122