RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 10/07/05 12:07 2 pgs
Fees:13.00 Taxes:666.00

20051007-0121354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth Dortch Franklin	Beth Dortch Franklin	
(NAME)	(NAME)	
3000 Hillsboro Road, Unit 87	SAME	Map 117-3-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		Parcel 87.00
(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, **JOHN H. VOSS AND SCOTT CHERRY, CO-ADMINISTRATORS OF THE ESTATE OF PATRICIA D. CHERRY**, DECEASED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BETH DORTCH FRANKLIN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 87 on the Plan of Versailles Apartments of record in Plat Book 5050, page 80, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert F. Cherry and wife, Patricia D. Cherry by deed from First American National Bank of record in Book 8773, page 497, Register's Office for Davidson County, Tennessee. The said Robert F. Cherry having predeceased Patricia D. Cherry. The said Patricia D. Cherry died testate on November 27, 2004. John H. Voss and Scott Cherry were appointed Co-Administrators of the Estate of Patricia D. Cherry, Docket No. 05P-141, Seventh Circuit (Probate) Court of Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all matters appearing on the plat of record in Book 5050, page 80, said Register's Office; (c) Master Deed of record in Book 5168, page 944, amended in Book 7770, page 955, and Book 8434, page 719, said Register's Office; (d) By-Laws of record in Book 5168, page 961, as amended in Book 5589, page 367, Book 5659, page 641, as re-recorded in Book 5667, page 375, and further amended in Book 7770, page 955, said Register's office; (e) rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as 3000 Hillsboro Road, Unit 87, Nashville, TN 37215

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 6th day of October, 2005.

John H Voss co-administrator
JOHN H. VOSS, Co-Administrator

Scott Cherry CO-ADMINISTRATOR
SCOTT CHERRY, Co-Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John H. Voss and Scott Cherry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Administrators of the Estate of Patricia D. Cherry, deceased, and who further acknowledged that they are authorized to execute the within instrument as Co-Administrators of said Estate.

Witness my hand and official seal at 1912 21st Avenue South, Nashville, Tennessee on this 6th day of October, 2005.

Commission expires:

Brenda S Lane
Notary Public

