File No. 251200210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MICHELLE MARIE MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/19/06 09:53 2 pgs
Fees:13.00 Taxes:1130.35
20060119-0007061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Grenvicz	Franklin American Mortgage Company	Map 118-01, Parcel 29.00
(NAME) 1406 Sweetbriar Avenue	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Shirley Jordan, Deborah Walton and Susie B. Franklin**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph E. Grenvicz, unmarried and Holly A. Rooks, unmarried, as Joint Tenants with Rights of Survivorship HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
**Susie B. Franklin joins in this conveyance for purposes if conveying her Life Estate in said property.

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 101 on the Map of Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.
Said part of said lot fronts 50 feet on the northerly side of Sweetbriar Avenue and runs back between parallel lines along the easterly margin of15th Avenue South, 188 feet to an alley in the rear.

Being the same property conveyed to Shirley Jordan and Deborah Walton, by Quitclaim Deed from Susie Franklin, dated July 30, 2003, filed for record on August 5, 2003, in Instrument Number 200308060111600, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1406 Sweetbriar Avenue, Nashville, TN 37212
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/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 13th day of January, 2006.

Susie B. Franklin by S. Jordan Att. In fact
Susie B. Franklin

Shirley Jordan
Shirley Jordan

Deborah Walton
Deborah Walton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shirley Jordan and Deborah Walton, 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 Brentwood, Tennessee, this 13th day of January, 2006.

My Commission Expires: 3-25-06

Notary Public

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shirley Jordan, 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 Susie B. Franklin, as her Attorney In Fact, under Power of Attorney bearing Inst. 20060119-0007060 Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Susie B. Franklin, under said Power of Attorney.

Witness my hand and official seal at office in Brentwood, Tennessee, this the 13th day of January, 2006.

My Commission Expires: 3-25-06

Notary Public

MICHELLE MARIE MONTAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

File Number: 251200210

RETURN TO:

Cumberland Title
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Brentwood, TN 37027