WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/07 10:41 3 pgs
Fees:18.00 Taxes:321.53
20070705-0079911

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. March 2, 2010

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2300 Meadowbrook Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Sherrill	Franklin American Mortgage	081-06-0-054.00
(NAME) 2710 Deerfield Drive	(NAME) 501 Corporate Centre Drive Ste 400	
(ADDRESS) Nashville, TN 37208	(ADDRESS) 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, Jeanette Sims Holland, as Trustee for the benefit of Ericka Raychelle Townsend and Erik Rayshad Townsend under the Will of Willie Ray Townsend, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Sherrill, a married 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:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled Cumberland Gardens, of record in Plat Book 2900, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIE RAY TOWNSEND, UNMARRIED by deed from PAULINE S. OFFICER, SURVIVING TENANTY BY THE ENTIRETY of record in book 7850, page 10, dated May 25, 1989, Register's Office for Davidson County, Tennessee. The said Willie Ray Townsend having since died on January 3, 2007. **

unimproved ☐
This is improved ☒ property, known as 2710 Deerfield Drive, Nashville, TN 37208
(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 hand this 16th day of April 2007.

Jeanette Sims Holland, as Trustee
Jeanette Sims Holland

Sonya Henderson, Executrix

**- See attached Exhibit A.

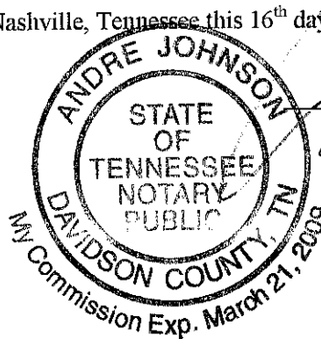
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeanette S. Holland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April 2007.

Commission expires:



Notary Public

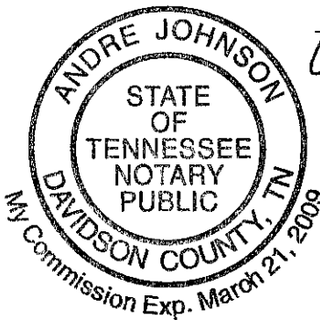
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of April 2007, before me, personally appeared Sonya Henderson as Executrix of the Estate of Willie Ray Townsend, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April 2007.

Commission expires:



Notary Public

EXHIBIT A

With his Last Will & Testament being offered for Probate in the 7th Circuit Court of Davidson County Tennessee bearing Docket No. 07P136. The Last Will & Testament of Willie Ray Townsend devises his real property to Jeanette Sims Holland Trustee.