Davidson County DEEDWARR
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Fees:13.00 Taxes:684.50

20080402-0033425

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$185,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF MARCH, 2008.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA D. ROWE, ET UX	Primary Residential Mtg	**084-12-0-042.00**
(NAME)	(NAME)	
3106 KNOBDALE ROAD	4756 West Wiley Post Way	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **BRANDY HAMM, CHRISTOPHER D. FRANKLIN, AND GEORGE R. FUSNER, JR. AS GUARDIAN OF CHRISTOPHER DANIEL FRANKLIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA D. ROWE AND WIFE, GRACE M. ROWE,** 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 No. 4 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, 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 Brandy Hamm and Christopher D. Franklin, as joint tenants with the right of survivorship and George R. Fusner, Jr. and his successors in office as Guardian of Christopher Daniel Franklin for the life of Christopher Daniel Franklin by deed dated February 15, 2005 from Kenton Shaddox and wife, Tammie D. Shaddox, f/k/a Tammie D. Elgin, of record in Instrument #20050215-0017212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 1835, page 91 and restrictions of record in Book 2333, page 87 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee. ****This conveyance is further subject to an Order Approving Sale of Real Property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P-1231 entered on February 7, 2008, a certified copy of which is attached hereto as an Exhibit.****

unimproved ( )
This is improved(X) property, known as **3106 KNOBDALE ROAD, NASHVILLE, TN 37214**
(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 17th day of March, 2008.

BRANDY HAMM
By: George R. Fusner, Jr.

CHRISTOPHER D. FRANKLIN
By: George R. Fusner, Jr.

GEORGE R. FUSNER, JR., GUARDIAN OF CHRISTOPHER DANIEL FRANKLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2008, before me personally appeared George R. Fusner, Jr., Guardian of Christopher Daniel Franklin, 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 Brandy Hamm and Christopher D. Franklin pursuant to the Order Approving Sale of Real Property by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P-1231 and pursuant to Rule 70 T.R.C.P., and who is specifically authorized to sign without limitation this Warranty Deed pursuant to said Order.

Witness my hand and official seal at office this 17th day of March, 2008.

My commission expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2008, before me personally appeared **George R. Fusner, Jr., Guardian of Christopher Daniel Franklin**, 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 Christopher Daniel Franklin in his capacity as said Guardian of the Christopher Daniel Franklin Guardianship, and who acknowledged that he executed the same as the free act and deed of Charles Daniel Franklin in his capacity as said Guardian of the Christopher Daniel Franklin Guardianship.

Witness my hand and official seal at office this 17th day of March, 2008.

My commission expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public