File Box 8

BILL GARRETT, Davidson County
Trans:T20110021116 DEEDWARR
Recvd: 04/11/11 10:32 2 pgs
Fees:13.00 Taxes:473.60
20110411-0027685

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,000.00**

Sheryl Goforth Bracey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF APRIL, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **AUGUST 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 |
|---|---|---|
| **LESLIE RODRIGUEZ** | **FRANKLIN SYNERGY BANK** | **072-12-0-224.00** |
| (NAME) | (NAME) | |
| **1803 SHERWOOD LANE** | **3301 ASPEN GROVE, SUITE 200** | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37216** | **FRANKLIN, TN 37067** | |
| (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, SHERYL GOFORTH BRACEY AND SANDRA GOFORTH ARNOLD, SURVIVING JOINT TENANTS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE RODRIGUEZ AND JOHN MCCLURE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 6 on the Map of Sherwood Subdivision as of record in Book 1424, page 51, Register's Office for said County.

Said Lot No. 6 fronts 75 feet on the east side of Sherwood Lane and runs back between lines 196.44 feet on the north line and 195.74 feet on the south line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Mildred Morse Goforth Carlton, Sandra Goforth Arnold and Sheryl Goforth Bracey, as joint tenants with right of survivorship, by deed dated October 10, 1984 of record in Book 6405, page 280, Register's Office for Davidson County, Tennessee. The said Mildred Morse Goforth Carlton having since died on December 2, 2009 leaving Sandra Goforth Arnold and Sheryl Goforth Bracey as the surviving joint tenants.

This conveyance is subject to matters contained in the Plan of record in Book 1424, page 51 and any and all easements, restrictions and conditions which may affect said premises of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

unimproved ( )
This is improved( X ) property, known as **1803 SHERWOOD LANE, NASHVILLE, TN 37216**
(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 4th day of April, 2011.

Sheryl Goforth Bracey
**SHERYL GOFORTH BRACEY**

Sandra Goforth Arnold
**SANDRA GOFORTH ARNOLD**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sheryl Goforth Bracey and Sandra Goforth Arnold,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 2011.

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

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN