BILL GARRETT, Davidson County
Trans:T20110048943 DEEDWARR
Recvd: 08/10/11 11:58 2 pgs
Fees:13.00 Taxes:9990.00

20110810-0061626

WARRANTY DEED

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

24922

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF July, 2011.

Notary Public

(Affix Seal)

My Commission Expires: 6.30.14

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID:
Peace Properties, LLC	New Owner	
6024 Hillsboro Pike	SAME	Map and Parcel 144-15-033
Nashville, TN 37215		

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 consideration, the receipt of which is hereby acknowledged, JUSTIN C. FRANKS AND WIFE, WYLIE P. FRANKS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto PEACE PROPERTIES, LLC, hereinafter called the GRANTEE(S), its successors and assigns, that 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. 7 on the Plan of Hillsboro Park, Section 1 of record in Book 2331, pages 30 and 31, Register's Office for said County.

SAID Lot No. 7 fronts 205 feet on the southeasterly margin of Hillsboro Pike and extends back 490 feet on the northerly lines and 490.1 feet on the southerly line to a dead line in the rear measuring 206 feet thereon.

BEING the same property conveyed to Justin C. Franks and wife, Wylie P. Franks, by Warranty Deed from Linda F. Dycus and Nancy F. Robey, dated May 17, 2002 of record in Instrument No. 20020522-0062199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 144-15-033.

b. All matters appearing on the Plan of Hillsboro Park Subdivision, Section 1, of record in Plat Book 2331, pages 30 and 31, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 6024 Hillsboro Pike, Nashville, Tennessee 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 GRANTEE(S), its successors and assigns forever; and the GRANTOR(S), 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 that 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), its successors 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 20th day of July, 2011:

Justin C. Franks

Wylie P. Franks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JUSTIN C. FRANKS AND WIFE, WYLIE P. FRANKS, 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 Franklin, Tennessee, this 20th day of July, 2011.

Lynn J Babcock
Notary Public

My Commission Expires: 1-29-13

