Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2011.

Notary Public
My commission expires: 1-7-12

06-1109-74406

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Mickey Franklin<br>103 Ryburn Court<br>Old Hickory TN 37138 | New Owner | 53-02-0-099 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rollin K. Grossholz and wife, Cynthia M. Grossholz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mickey Franklin, married, hereinafter called the Grantees, their successors 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. 13, on the Plan of Section One, Part Two, Addition to Fairway View, as shown on plat of record in Plat Book 4675, Page 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rollin K. Grossholz and wife, Cynthia M. Grossholz by Deed from Lewis G. Grossholz and wife, Sue B. Grossholz dated November 20, 1989 and recorded November 21, 1989 in Book 7988, Page 979, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 103 Ryburn Court, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110082331 DEEDWARR
Recvd: 12/29/11 09:38 2 pgs
Fees:13.00 Taxes:314.50
20111229-0101641

WITNESS my hand this 28th day of December, 2011.

Rollin K. Grossholz
Rollin K. Grossholz

Cynthia M. Grossholz
Cynthia M. Grossholz

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rollin K. Grossholz and Cynthia M. Grossholz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of December, 2011.

Notary Public

My Commission expires 1-12-12

