6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120013078 DEEDWARR
Recvd: 02/22/12 14:32 2 pgs
Fees:13.00 Taxes:573.50
20120222-0015476

I. DYKE TAYLOR 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 $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mickey T. Franklin **And** **Linda P. Franklin**	**Mickey T. Franklin** **And** **Linda P. Franklin**	**008-0106.00**
(NAME) **5630 Higdon Road**	(NAME) **5630 Higdon Road**	
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Joelton, TN 37080**	
(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, **Sandra Elizabeth Eidson and Marilyn Leigh Willis and Sherri LaVada Taylor,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mickey T. Franklin and wife Linda P. Franklin,,** 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey by Clyde D. Anderson, Surveyor, dated February 15, 1974, as follows:

Beginning at a point on the southerly margin of Ellis Road, said point being the northeast corner of the property conveyed to Ronnie Fleming of record in Book 4688, Page 608, Register's Office for said; thence with said Fleming's easterly line South 6 degrees 15' east 458.50 feet; thence south 88 degrees 51' east 389.32 feet; thence north 3 degrees 29' east 511.41 feet; thence south 80 degrees 41' west 153.18 feet to the southerly margin of Ellis Road at the beginning of a curve; thence with same around said curve having a radius of 305.66 feet southwesterly 167.15 feet; thence continuing with the southerly margin of Ellis Road north 85 degrees 59' west 157.72 feet to the beginning.

Being the same property conveyed to Richard Taylor and wife, Eunice Taylor by deed dated November 20, 1978 from S.L. Capps and wife, Patsy D. Capps of record in Book 5367, Page 276, Register's Office for Davidson County, Tennessee. The said Eunice Taylor died survived by her husband, Richard Taylor, a/k/a Richard Zachariah Taylor thereafter died testate on May 11, 2009 and by Last Will and Testament probated by order of the Seventh Circuit Court for Davidson County, Probate Division, 09P-1434 devised said property to Sandra Elizibeth Eidson, Marilyn Leigh Willis and Sherry Lavada Taylor.

Sandra Elizibeth Eidson and Sandra Elizabeth Eidson are one and the same person.

unimproved ☐

This is improved ☒ property, known as **8255 Ellis Drive, Joelton, TN 37080**

(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 **15th day of February, 2012.**

Sherri LaVada Taylor

Sandra Elizabeth Eidson

Marilyn Leigh Willis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sandra Elizabeth Eidson** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Marilyn Leigh Willis** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sherri LaVada Taylor** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum — Notary Public