STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF Dec 2012
S. Chandler
Deputy Register

BILL GARRETT, Davidson County
Trans:T20120097500 DEEDQC
Recvd: 12/20/12 12:55 2 pgs
Fees:12.00 Taxes:0.00
20121220-0117486

Recording requested by: OWNER

When recorded, mail to:

Name: Jessy KARNS

Address: 8255 Ellis DR

City/State/Zip: Joelton TN 37080

Space above reserved for use by Recorder's Office

Document prepared by:

Name Mickey FRANKLIN

Address 5630 Higdon

City/State/Zip TN 37080

Property Tax Parcel/Account Number: 008-00-0-106.00

Quitclaim Deed

This Quitclaim Deed is made on 20 December 2012, between Mickey & LINDA FRANKLIN, Grantor, of 8255 Ellis DR, City of Joelton, State of TN 37080, and Joshua & JESSY KARNS, Grantee, of 8255 Ellis DR, City of Joelton, State of TN 37080. NEW OWNER TAX BILLS

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 8255 Ellis DR, City of Joelton, State of TN 37080:

(next page)

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

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.

Source of title - 20120222-0015476

Dated: 20 December 2012

Signature of Grantor 12/20/12

Mickey T. FRANKLIN and Linda FRANKLIN
Name of Grantor

Tonya Glass
Signature of Witness #1

Tonya Glass
Printed Name of Witness #1

Bridgett DuRard
Signature of Witness #2

Bridgett DuRard
Printed Name of Witness #2

State of TN County of Davidson

On 12-20-12, the Grantor, Mickey T Franklin and Linda Franklin personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,
In and for the County of Davidson State of TN
My commission expires: Commission Expires 5/20/14

MICHAEL SWEATT
STATE Seal
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY