WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Harrison Jr.	Frank R. Harrison Jr.	07013003300
(NAME)	(NAME)	
3207 Resha Lane	3207 Resha Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Deborah L. Rhodes, Benita J. Rhodes, Robert W. Rhodes and Eric A. Rhodes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank R. Harrison, Jr., 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. 25, and the southeasterly 2 feet of Lot No. 24 on the Plan of Resha Heights, as of record in Book 1424, page 110, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 62 feet on the southerly side of Resha Lane, and runs back between lines, 147.5 feet on the easterly line, and 149 feet on the westerly line, to an alley in the rear on which it measures 62 feet.

Being the same property conveyed to James Robert Rhodes and wife, Irby Alice Rhodes by Deed from Tom Resha and wife, Louise Jones Resha of record in Book 2447, Page 639. Irby Alice Rhodes having predeceased James Robert Rhodes. James Robert Rhodes having died testate and by his last Will and Testament of record in Probate File 11P1701, Probate Clerks Officwe, Davidson County, Tennessee, property was devised to Deborah L. Rhodes, Benita J. Rhodes, Robert W. Rhodes and Eric A. Rhodes.

Subject to all matters as shown on Plan of Resha Heights of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3207 Resha Lane, Nashville, TN 37218

(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.

BILL GARRETT, Davidson County
Trans:T20130056728 DEEDWARR
Recvd: 07/03/13 11:18 2 pgs
Fees:13.00 Taxes:201.28
20130703-0068867

Witness my hand this 10th day of May, 2013.

Deborah L. Rhodes by Benita J. Rhodes, Attorney-in-Fact

Deborah L. Rhodes by Benita J. Rhodes, Attorney-in-Fact

Benita J. Rhodes

Eric A. Rhodes by Benita J. Rhodes, Attorney-in-Fact

Eric A. Rhodes by Benita J. Rhodes, Attorney-in-Fact

Robert W. Rhodes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Benita J. Rhodes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of May, 2013.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Rhodes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of May, 2013.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of May 2013 before me personally appeared Benita J. Rhodes, the person who executed the foregoing instrument on behalf of Deborah L. Rhodes, and acknowledged that she executed the same as the free act and deed of the said Deborah L. Rhodes through Power of Attorney granted May 8, 2013 by the said Deborah L. Rhodes.

Witness my hand and official seal at Franklin, Tennessee this 10th day of May, 2013.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

OUNTY OF WILLIAMSON

On this 10th day of May 2013 before me personally appeared, Benita J. Rhodes, the person who executed the foregoing instrument on behalf of Eric A. Rhodes, and acknowledged that she executed the same as the free act and deed of the said Eric A. Rhodes, through Power of Attorney granted May 8, 2013 by the said Eric A. Rhodes.

Witness my hand and official seal at Franklin, Tennessee this 10th day of May, 2013.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013