**THIS INSTRUMENT PREPARED BY:**

**JEFFREY MOBLEY**
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

BILL GARRETT, Davidson County
Trans:T20130058920 DEEDQC
Recvd: 07/11/13 08:48 3 pgs
Fees:17.00 Taxes:0.00
20130711-0071583

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration or value, whichever is greater, for this transfer is $NONE.**

Julia Franklin
**AFFIANT**

**Subscribed and sworn to before me this ____ day of June, 2013.**

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Notary Public**

**My Commission Expires:**
MY COMMISSION EXPIRES:
March 3, 2015

| Address of New Owner: | Send Tax Bills To: | Tax Map and Parcel No.: |
|---|---|---|
| Julia Franklin and Michael Brett Franklin, Trustees<br>4120 Brandywine Pointe Blvd.<br>Old Hickory, TN 37138 | -Same- | Map: 064-03-0B<br>Parcel: 22.00 |

## TRUSTEE'S DEED

KNOW ALL PERSONS by these presents that **Julia R. Franklin, Trustee of the Carl Wayne Franklin Living Trust Agreement dated November 27, 1995**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims unto **Julia R. Franklin and Michael Brett Franklin, as Trustees the Carl Franklin 2013 Family Trust dated June 4, 2013**, their successors and assigns, with full power to convey or mortgage without the consent of any beneficiary, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto to and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of June, 2013.

Julia R. Franklin

Julia R. Franklin, Trustee of The Carl Wayne Franklin Living Trust, dated November 27, 1995

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia R. Franklin, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 2013.

Notary Public

My Commission Expires: JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

**EXHIBIT A**

**Legal Description**

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 235, on the Plan of Brandywine Pointe Subdivision, Phase One, Section 2, Revised, of record in Plat Book 7900, Page 172, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Carl Wayne Franklin and Julia R. Franklin, Trustees of the Carl Wayne Franklin Living Trust dated November 27, 1995 by Warranty Deed from Kay M. Fulghum and husband, Harold C. Fulghum, of record as Instrument No. 20030731-0108688, Register's Office for Davidson County, Tennessee. Carl Wayne Franklin died January 25, 2013. Upon the death of Carl Wayne Franklin, Julia R. Franklin became the Successor Trustee of said Trust.

This property description is the same description as the previous deed of record.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8120, Page 188; Book 8671, Page 484; Book 9010, Page 627; Book 10721, Page 835, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 7900, Page 172, said Register's Office and Ingress and Egress Easement to Boat Dock of record in Book 11108, Page 555, said Register's Office.

This is improved property known as 4120 Brandywine Pointe Blvd., Old Hickory, TN.