File No. 130772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130074374 DEEDWARR
Recvd: 08/28/13 10:27 2 pgs
Fees:13.00 Taxes:6105.00
20130828-0090695

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley Franklin and Andrew D. Franklin	F & M Bank	130-10-0-103.00
(NAME) 1012 Belle Meade Boulevard	(NAME) 10 Cadillace Way, Ste 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Raymond J. Brooks and wife, Nicole P.H. Brooks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelley Franklin and Andrew D. Franklin, wife and husband, 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. 34 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Book 1130, Page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Belle Meade Boulevard, at the corner of Lots Nos. 33 and 34; thence with the easterly margin of said Boulevard North 32° 21' East 499.2 feet to the beginning of a curve to the East, with a radius of 20 feet; thence easterly with said curve 50 feet to a point in the westerly margin of Chickering Road; thence with the said margin of said road South 6° 0' East 522.8 feet to the corner of Lots Nos. 34 and 35; thence with the line between said lots westward 200.7 feet to the common corner of Lots Nos. 33, 34 and 35; thence with the line between Lots Nos. 33 and 34 in a generally northwesterly direction 200.7 feet to the beginning.

BEING the same property conveyed to Raymond J. Brooks and wife, Nicole P. H. Brooks by Warranty Deed from The Day Family Trust, a Family Trust created under the laws of the State of California (being one and the same as Suzanne B. Day Trust), dated 6/15/06 and recorded 6/19/06 in Instrument Number 20060619-0072690, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1012 Belle Meade Boulevard, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130772

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 26th day of August, 2013.

Raymond J. Brooks by Steven G. Waters, Attorney-in-fact

Nicole P.H. Brooks by Steven G. Waters, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven G. Waters with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Raymond J. Brooks and wife, Nicole P.H. Brooks as their Attorney in Fact as the free act and deed of the within named Raymond J. Brooks and wife, Nicole P.H. Brooks.

Witness my hand and official seal this 26th day of August, 2013.

Commission expires: 12/28/13

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER