BILL GARRETT, Davidson County
Trans:T20140006698 DEEDWARR
Recvd: 01/29/14 12:33 2 pgs
Fees:13.00 Taxes:629.00
20140129-0008114

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0044

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JANUARY, 2014

Notary Public
Commission Expires: ~~1-11-17~~ April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael D. Catalano 2608 Morganmeade Nashville, TN 37216	NEW OWNER	073-10-0-063.00

WARRANTY DEED

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, I/WE,

Mildred L. Franklin, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael D. Catalano

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. 27 on the plan of Moss Rose Estates, which is of record in Book 4860, Page 112, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 27 fronts 80 feet along the easterly margin of Morganmeade Drive and runs back 134.95 feet on the northerly side lot line and 159.61 feet on the southerly side lot line to a line in the rear on which it measures 83.72 feet thereon.

BEING the same property conveyed to Jackie M. Franklin and wife, Mildred L. Franklin by Warranty Deed from William W. McKnight and wife, Lela G. McKnight dated 8/23/91 and recorded 8/27/91 in Book 8428, Page 561, Register's Office for Davidson County, Tennessee. The said Jackie M. Franklin having since, died on 09/20/2013, subject property vesting in Mildred L. Franklin as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2608 Morganmeade, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of January, 2014.

Mildred L. Franklin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Mildred L. Franklin
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of January, 2014 .

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)