BILL GARRETT, Davidson County
Trans:T20140014081 DEEDWARR
Recvd: 02/28/14 10:55 2 pgs
Fees:13.00 Taxes:4810.00
20140228-0017305

WARRANTY DEED

26488

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2014.

(Affix Seal) Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard D. Rehm, MD and wife, Debbra L. Rehm	Same	Map/Parcel
3309 Skyline Drive		131 01 0 002.00
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES FRANKLIN AND WIFE, FUNMILAYO FRANKLIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD D. REHM, MD AND WIFE, DEBBRA L. REHM, hereinafter called the GRANTEES, their heirs and assigns, that 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. 2 on the Plan of Vailwood Heights, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James Franklin and wife, Funmilayo Franklin by Warranty Deed from Sally Shepherd Nesbitt, married, of record in Instrument No. 20110401-0025215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Real property taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel: 131 01 0 002.00;

b. All matters appearing on the Plan of Vailwood Heights Subdivision, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee.

c. Easement for Water Main of record in Book 1037, page 572, Register's Office for Davidson County, Tennessee.

d. Terms, provisions, covenants, conditions, easements, charges, assessments and liens provided in the covenants and restrictions of record in Book 1318, page 332, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap familial status or national origin, unless and only to the extent that the covenant, condition and restriction is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is IMPROVED property known as 3309 Skyline Drive, Nashville, Tennessee 37215.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 26 day of February, 2014:

X James Franklin by Funmilayo Franklin his Attorney in Fact

James Franklin, by Funmilayo Franklin, his Attorney ~~in Fact~~

X _____

~~Funmilayo Franklin~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of February, 2014, before me personally appeared, Funmilayo Franklin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Franklin, and who acknowledged that she executed the same as the free act and deed of James Franklin.

Witness my hand, at office, this 26 day of February, 2014.

_____
Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Funmilayo Franklin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2014.

_____
Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017