RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140051834 DEEDWARR Recvd: 07/18/14 09:49 2 pgs Fees:13.00 Taxes:484.70 20140718-0063798

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011614

MAP - PARCEL NO: 44-15-177.00

Send Tax Statements To:
Christopher A Franklin
Dawn E. Franklin

Name/Address New Owner:
509 Paula Trail
Hermitage, TN 37076
Christopher + Dawn Franklin

Name of Mortgagee: JCT
~~Franklin American~~

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL W. SANDERS and wife, REBECCA L. SANDERS**, have bargained and sold and by these presents do transfer and convey unto **CHRISTOPHER A. FRANKLIN and wife, DAWN E. FRANKLIN, their** heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 240 of Section "A" on the Map of E.I. DuPont De Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee. Said Lot 240 fronts 92 feet on the easterly side of Cleves Street and extends back 87.9 feet on the northerly line and 88 feet on the southerly line to a dead line measuring 92 feet thereon.

Being the same property conveyed to Michael W. Sanders and wife, Rebecca L. Sanders by Warranty Deed from Stacy S. Carr and husband, Chris W. Tuck, dated Noveember 1, 1995, recorded November 3, 1995, of record in Book 9849, Page 692, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 901 Cleves Street, Old Hickory,TN 37138.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Map of E. I. DuPont De Nemours and Company's Subdivision (aka Village of Old Hickory, Section "A"), as of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.
3. Right-of-way easement affecting subdivision of record as contained in Book 626, page 556, Register's Office for Davidson County, Tennessee.

4. Easement for telephone right-of-way affecting subdivision of record in Book 662, page 743, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of July, 2014.

MICHAEL W. SANDERS

REBECCA L. SANDERS

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 **MICHAEL W. SANDERS and REBECCA L. SANDERS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 3 day of July, 2014.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$131,000.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of July, 2014.

My Commission Expires:
3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015