File No. 140959

WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Jerry Franck	New Owner	018-00-0-058.00
(NAME)	(NAME)	
5368 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140072363 DEEDWARR
Recvd: 09/26/14 11:39 2 pgs
Fees: 13.00 Taxes: 1295.00

20140926-0088824

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, Patricia F. Deloach, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Franck and wife, Pamela Franck, 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:

A certain tract or parcel of land in the Tenth Councilmanic District of Davidson County, Tennessee, described according to a survey dated October 21, 2008 by Ray G. Cole, Registered Land Surveyor No. 924, as follows:

BEGINNING at an iron pin (new) in the northerly margin of Brick Church Pike, a corner to the property conveyed to William M. Roland, by deed of record in Book 4414, Page 120, Register's Office for Davidson County, Tennessee; thence leaving Brick Church Pike with the line of Roland, North 13 deg. 19 sec. 09 min. West 508.68 feet to an iron pin; thence, North 66 deg. 05 min. 00 sec. East 185.12 feet to an iron pin; thence, North 81 deg. 26 min. East 100 feet to an iron pin; thence, South 4 deg. 49 min. 00 sec. East 593.00 feet to an iron pin in the northerly margin of Brick Church Pike; thence with said margin of said Pike, South 88 deg. 45 min. 05 sec. West 200.00 feet to the point of beginning and containing 3.3 acres, more or less.

This conveyance is subject to an Ingress, Egress, Turnaround, and Parking Easement as described in Instrument No. 20090126-0006807, Register's Office for Davidson County, TN.

This conveyance is subject to an access easement for the use of the barn located on the herein described property as stated in Deed of Correction recorded on June 3, 2009 in Instrument Number 20090603-0051017, said Register's office. The previous Grantor reserved for himself the sole and exclusive right to use a barn located on the property, together with the right of ingress and egress thereof, for a period of ten (10) years from June 1, 2009, provided the Grantor remained solely responsible for the upkeep and maintenance of the said barn.

Being the same property conveyed to Tommy N. Deloach by deed from Bobby W. Hymer, of record in Instrument No: 20090126-0006807, Register's Office, Davidson County, Tennessee; as corrected in Deed of Correction of record in Instrument No: 20090601-0050040; as re-recorded in Instrument No: 20090603-0051017; also see Quitclaim Deed of record in Instrument No: 20100712-0054296, said Register's Office. The said Tommy N. DeLoach (aka Thomas N. DeLoach) died testate on December 19, 2013, devising said property to his wife, Patricia F. Deloach. See Last Will and Testament of Thomas N. Deloach Docket No. 14P631 in the Seventh Circuit Court for Davidson County Tennessee Probate Division.

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unimproved ☐

This is improved ☒ property, known as 5368 Brick Church Pike, Goodlettsville, TN 37072

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

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 my hand this 17th day of September, 2014.

Patricia F. Deloach

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 Patricia F. Deloach, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of September, 2014.

Commission expires:

REBECCA CRUMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

Notary Public