NEW OWNER:

Ronald F. Read and Bette J. Read Trustees of the Read Revocable Family Trust, dated January 12, 1999

1455 Hunter Lake Drive
Reno, NV 89509

SEND TAX BILLS TO:

Quicken Loans
1050 Woodward Avenue
Detroit, MI 48226-1906

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0755

Map 096 Group 11-0-A Parcel 023.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20140074375 DEEDWARR
Recvd: 10/02/14 14:19 3 pgs
Fees: 18.00 Taxes: 297.85
20141002-0091218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Thousand Five Hundred and 00/100 Dollars ($80,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES E. FRANKS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RONALD F. READ AND BETTE J. READ TRUSTEES OF THE READ REVOCABLE FAMILY TRUST, DATED JANUARY 12, 1999** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Described land in Davidson County, Tennessee, being Apartment Unit No. C-7 of Hickory Place Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, Page 435, and re-recorded in Book 6476, Page 663, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles E. Franks, by Cash Deed for Tennessee from Jack Kemp, the Secretary of Housing and Urban Development, dated May 15, 1992, and of record in Book 8631, Page 433, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 418 Stewarts Ferry Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **September, 2014**.

Charles E Franks
CHARLES E. FRANKS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHARLES E. FRANKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 22nd day of **September, 2014**.

NOTARY PUBLIC

My commission expires: 1/9/2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **80,500.00** .

Codesta Thomas

AFFIANT

Sworn to and subscribed to before me 22 day of **September, 2014**.

Mary P Newberry

NOTARY PUBLIC

My commission expires: Nov 6, 2017

MARY P. NEWBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires