This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

BILL GARRETT, Davidson County
Trans:T20150076030 DEEDQC
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Fees:27.00 Taxes:0.00
20150908-0090845

FROM: WILLIAM C. FRANKLIN, Executor
for the ESTATE OF MARY K. FRANKLIN

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: WILLIAM C. FRANKLIN and wife, WANDA W. FRANKLIN

ADDRESS NEW OWNER:
WILLIAM C. FRANKLIN, ET UX
2301 Deerwood Road
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
09507001800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, William C. Franklin, Executor for the Estate of Mary K. Franklin, deceased [DOD: 09/01/2014 -- see Davidson County Probate Court, Case No. 14P-1820], have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 90 on the Plan of Merry Oaks Subdivision, described by a survey not of record, as follows:

Said Lot No. 90 fronts 150 feet on the southwesterly side of Deerwood Drive and runs back between lines 308 feet on the southeasterly side line and 234.4 feet along the broken northerly side line of said lot to a line at the rear measuring 195 feet thereon.

Being the same property conveyed by Jerry W. Michael and Sara Kathleen Michael by Warranty Deed dated August 8, 1991, to William C. Franklin, Sr. and wife, Mary K. Franklin, of record in Book 8417, Page 420, Register's Office for Davidson County, Tennessee. The said William C. Franklin, Sr., became deceased on December 19, 1995, and the said Mary K. Franklin became deceased on September 1, 2014, she having left a Last Will and Testament bequeathing the subject real property to her son, William C. Franklin.

This conveyance is made subject to all restrictions, setback lines, easements, rights-of-way, and all other matters as recorded in the Register's Office for Davidson County, Tennessee being applicable to the subject real property.

This is improved real property located at and known as 2301 Deerwood Road, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **WILLIAM C. FRANKLIN and wife, WANDA W. FRANKLIN, as tenants by the entirety,** all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 13 day of March, 2015.

WILLIAM C. FRANKLIN, Executor for the Estate of MARY K. FRANKLIN

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **WILLIAM C. FRANKLIN, Executor for the Estate of MARY K. FRANKLIN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2015.

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of March, 2015.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/09/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 13 day of March, 2015.

NOTARY PUBLIC

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2017