BILL GARRETT, Davidson County
Trans:T20150088045 DEEDWARR
Recvd: 10/15/15 15:34 2 pgs
Fees:13.00 Taxes:2423.50
20151015-0105117

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $655,000.00. Affiant Subscribed and sworn to before me, this the 14th day of October, 2015. Notary Public My commission expires: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Franke	NEW OWNER	
4124 Granny White Pike		131-04-0-101.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY D. PRESSLEY AND KIMBERLY PRESSLEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT FRANKE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 4 of Block 18 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of property conveyed to Jonathan D. Jones by Warranty deed from Elizabeth Swope, Conservator for Stella Swope of record in Instrument No. 20130830-0091765 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on August 30, 2013.

Being a portion of same property conveyed to Jerry D. Pressley and Kimberly Pressley, husband and wife by Warranty deed from Joshua Hunt Ritter and Charlotte Leigh Murray Ritter, husband and wife of record in Instrument No. 20130923-0099885 Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 23, 2013.

Being the same property conveyed to Jerry D. Pressley and Kimberly Pressley, husband and wife by Quitclaim deed from Jerry D. Pressley and Kimberly Pressley, husband and wife and Jonathan D. Jones, a married man of record in Instrument No. 20131024-0111013 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 24, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4124 Granny White Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of October, 2015.

Jerry D. Pressley

Kimberly Pressley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry D. Pressley and Kimberly Pressley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018