This Instrument Prepared By:
Lee and Lee, Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# N88-13

ADDRESS NEW OWNER:
Mark Franklin and Milbeth Franklin
4256 Chesney Glen Dr.
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **087010A01300CO**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle E. Landreth** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Mark Franklin and Milbeth Franklin, with rights of survivorship and not as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Section 1-A, Chesney Glen, of record in Plat Book 9700, Page 288 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michelle E. Landreth by deed from Forrest Mathis, unmarried dated December 27, 2011, of record in Instrument No. 20111229-0101631, Register's Office for Davidson County, Tennessee.

This is improved property known as 4256 Chesney Glen Dr., Hermitage, Tennessee 37076. Possession is to be given on October 30, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

BILL GARRETT, Davidson County
Trans:T20150093688 DEEDWARR
Recvd: 11/03/15 12:17 2 pgs
Fees:13.00 Taxes:565.73
20151103-0111962

WITNESS our hands this the 30th day of October, 2015.

Michelle E. Landreth

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michelle E. Landreth**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2015.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $152,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2015.

NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.6.2017