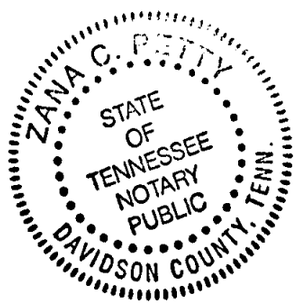
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,900.00

Janice B. Crane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Janice B. Crane	Janice B. Crane	Parcel ID:
4303 Ashley Park Dr	2303 Deerwood Drive	09507014500
Nashville, TN 37205	Nashville, TN 37214	

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

William C. Franklin, Jr. and wife, Wanda W. Franklin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Janice B. Crane , unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 89, on the Plan of Merry Oaks, of record in Plat Book 1835, Pages 67 and 68, and as shown by survey of John Kohl dated January 16, 1981, and described as follows:

SAID Lot No. 89 fronts 100 feet on the westerly side of Deerwood Road and runs back between lines 453.3 feet on the southerly side line and 308 feet on the northerly side line to a line at the rear which measures 240 feet thereon.

Being the same property conveyed to William C. Franklin, Jr. and wife, Wanda W. Franklin by deed from Dan McAlpine, Jr. and wife, Mary B. McAlpine of record in Book 5701, Page 907, Register's Office for said County, dated January 16, 1981.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 377 and Book 1876, Page 264, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 67 and 68, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2303 Deerwood Drive, Nashville, TN 37214

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 our hands this 17th day of February, 2016.

William C. Franklin, Jr.

Wanda W. Franklin

BILL GARRETT, Davidson County
Trans:T20160013429 DEEDWARR
Recvd: 02/18/16 10:29 2 pgs
Fees:13.00 Taxes:661.93

20160218-0015386

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Franklin, Jr. and Wanda W. Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.