Rudy

BILL GARRETT, Davidson County
Trans: T20160065408 DEEDWARR
Recvd: 07/29/16 12:48 2 pgs
Fees: 13.00 Taxes: 1239.50
20160729-0078417

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2016.

Notary Public

My commission expires:

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:
Susan Staley	NEW OWNER	
721 North 9th Street		082-08-0-143-00
Nashville, TN 37206		

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, **PHILIPPE FRANCOZ, TRUSTEE AND SYLVIE FRANCOZ, TRUSTEE OF THE FRANCOZ FAMILY TRUST DATED MAY 30, 2006**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN STALEY**, 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. 149 of Block No. 2 on the Plan of F.O. Beasley's McFerrin Addition of record in Plat Book 57, Page 136, 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 the same property conveyed to John Mitchell by Warranty deed from Eula K. McCall, unmarried of record in Book 8954, page 683, Register's Office for Davidson County, Tennessee, dated May 6, 1993 and recorded on May 20, 1993.

Being the same property conveyed to Andy Maloney, as Trustee for The North Ninth Trust by Warranty deed from John Mitchell and wife, Janice Mitchell of record in Instrument No. 20160119-0004700 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 19, 2016.

Being the same property conveyed to Philippe A. Francoz and Sylvie M. Francoz Co-Trustees of The Francoz Family Trust U/A/D May 30, 2006 by Warranty deed from Amanda Dean, as Successor Trustee for The North Ninth Trust of record in Instrument No. 20160217-0015129 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 17, 2016.

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 721 North 9th Street, Nashville, TN 37206.

SMF trustee

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 26th day of July, 2016.

The Francoz Family Trust dated May 30, 2006

Philippe A. Francoz, Trustee
Philippe Francoz, Trustee

Sylvie M Francoz trustee
Sylvie Francoz, Trustee

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 Philippe Francoz, Trustee of The Francoz Family Trust dated May 30, 2006, 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 26th day of July, 2016.

J Brandon Miller
Notary Public

My Commission Expires: 7-2-18

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

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 Sylvie Francoz, Trustee of The Francoz Family Trust dated May 30, 2006, 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 26th day of July, 2016.

J Brandon Miller
Notary Public

My Commission Expires: 7-2-18

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