Davidson County DEEDWARR
Recvd: 10/17/16 11:58 3 pgs
Fees:18.00 Taxes:3034.00

20161017-0109410

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $820,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.18.17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2526B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael B. Franklin		064-03-0B-066.00-CO
1136 Safety Harbor Cv		
Old Hickory, TN 37138-1964		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CARL D. SUMMERS AND WIFE, ARDIS E. SUMMERS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL B. FRANKLIN AND CHRISTY FRANKLIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 199 on the Plan of Final Plat of Phase Five Section One Brandywine Pointe (A Planned Unit Development) of record in Plat Book 7900, Page 618, as amended with regard to Lot 199 only, said amendment of record in Book 10152, Page 840 and re-recorded in Book 10159, Page 116 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 Carl D. Summers and wife, Ardis E. Summers by deed from Linda N. Coakley, unmarried of record in Instrument No. 20070221-0021596 Register's Office for Davidson County, Tennessee, dated February 20, 2007 and recorded on February 21, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 618, amended in Book 10152, Page 840 and Book 10159, Page 116, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 170; Book 8671, Page 484, Book 8695, Page 379, Book 9010, Page 627, Book 9123, Page 648, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, and Book 10684 Page 324, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20141003-0091659 and Instrument No. 20090626-0059777 in the Register's Office for Davidson County, Tennessee.

By-Laws of Brandywine Pointe of record in Book 10721, Page 835, in the Register's Office for Davidson County, Tennessee.

Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee.

Charter of Brandywine Pointe of record in Book 9013, Page 39, as amended in Book 9117, Page 77, and Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1136 Safety Harbor Cv, Old Hickory, TN 37138-1964

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 14th day of October, 2016.

Carl D. Summers by JCD, Attorney in Fact

Carl D. Summers

By: J. Carlton Drumwright, Attorney-In-Fact

Ardis E. Summers by JCD, Attorney in Fact

Ardis E. Summers

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

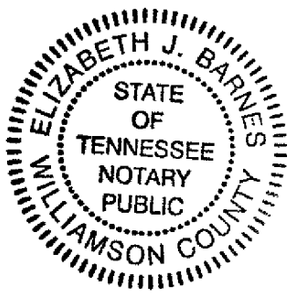
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Carl D. Summers and Ardis E. Summers for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Carl D. Summers and Ardis E. Summers and is authorized by Carl D. Summers and Ardis E. Summers to execute this instrument on their behalf.
Witness my hand and official seal, this 14th day of October, 2016.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19



File #: 16-2526B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

