BILL GARRETT, Davidson County
Trans:T20170065821 DEEDWARR
Recvd: 08/01/17 10:40 2 pgs
Fees:13.00 Taxes:2377.25
20170801-0077888

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0194M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2017

Notary Public
Commission Expires: 9.20.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Eric Patrick 6821 Old Charlotte Pike Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hill Road Indian Land, SC 29707	102-11-0-014.00

WARRANTY DEED

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, I/WE,

Jeffery John Franks, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Eric Patrick and Audrey Lynn Taylor, husband and wife

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. 376 on the Preliminary Plan of Brook Meade, prepared by W. W. Turner Co., Engineers, dated November 4, 1953 and described as follows:

Beginning at an iron pin in the southerly margin of Old Charlotte Pike, 47.8 feet south of the centerline of New Charlotte Pike in the west line M. F. Lowrey's property shown on the survey; thence along Lowrey's line, S 26 degrees 30' E, and along a fence 360 feet to an iron pin; thence S 35 degrees 12' W, 120.00 feet to an iron pin; thence N 42 degrees 15' W 370.00 feet to an iron pin in a fence line in the southerly margin of Old Charlotte Pike; thence along the fence row with the margin of said pike, N 47 degrees 01' E, 215.00 feet to the beginning.

BEING the same property conveyed to Jeffery John Franks by Quitclaim Deed from Pamela Mary Auble, dated 5/1/01 and recorded 5/3/01 in Instrument No. 20010503-0045691; and being the same property previously conveyed to Jeffery J. Franks and Pamela Auble, as joint tenants with right of survivorship, by Warranty Deed from Thomas D. Jarrell and wife, Sarah F. Bruner, dated 2/1/95 and recorded 2/2/95 in Book 9585, Page 923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6821 Old Charlotte Pike, Nashville, TN 37209.

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 I so covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of July, 2017.

Jeffery John Franks by Jennifer Lynn Wilson, as his Attorney in Fact

Jeffery John Franks by Jennifer Lynn Wilson, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Jennifer Lynn Wilson, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Jennifer Lynn Wilson, to me known to be the person who executed the same as the free act and deed of the said Jeffery John Franks and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Jeffery John Franks and appearing of record in Record Book _____, page _____, in the Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 27th day of July, 2017.

Jennifer Harris
Notary Public
My Commission Expires: 9.20.20

(Notary Seal)

