Return to:
This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20269

Karen Johnson Davidson County
Batch# 394500 DEEDWARR
05/01/2020 01:10:07 PM 2 pgs
Fees: $13.00 Taxes: $1,637.25
20200501-0045857

Send Tax Bills To:
Julia R. Franklin
4120 Brandywine Pointe Blvd.
Old Hickory, TN 37138

New Owner is:
The Julia Franklin Living Trust
4120 Brandywine Pointe Blvd.
Old Hickory, TN 37138

MAP: 053-03-0-224.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Barbara Asbury and Robert Asbury, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **The Julia R. Franklin Living Trust**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1300 Riverside Road, Old Hickory, Tennessee 37138

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

LAND in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Being known and designated as all of Lot No. 135 of Section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Tract 2: Being known and designated as a part of Lot No. 134 of Section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, being further described as follows: Beginning on the west margin of Riverside Road at the corner of Lot Nos. 134 and 135; thence with the line between said lots, 59.5 feet to a point in the rear line of Lot 138; thence North along the line of Lots 134 and 138, 18.7 feet to a point; thence easterly 54 feet to the west margin of Riverside Road; thence south along the road, 11 feet to the point of beginning.

BEING the same property conveyed to Barbara Asbury and Robert Asbury, wife and husband, by Warranty Deed from James Gary Adcox and Elizabeth Ann Adcox, husband and wife, dated 2/28/2018 and recorded 3/5/2018 in Instrument No. 20180305-0020711, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of April, 2020.

GRANTOR:

Barbara Asbury

Barbara Asbury

Robert Asbury

Robert Asbury

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barbara Asbury and Robert Asbury**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of April, 2020.

Jacqueline G Brown

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $442,500.00.

Affiant

SWORN TO and subscribed before me this 23rd day of April, 2020.

Jacqueline G Brown

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY