G-23982-4
Box 14-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12040662** BILL GARRETT, Davidson County Trans:T20120039449 DEEDWARR Recvd: 05/30/12 12:29 2 pgs Fees:13.00 Taxes:1295.00 20120530-0046700	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this24th day of May, 2012. Notary Public My Commission Expires: May 5, 2015

KATHERINE GOODSON NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ernest B. Franklin, III and Judith G. Franklin 3716 Hobbs Road Nashville TN 37215	Send Tax Bills To: GenEquity Mortgage, Inc. 633 East State Hgh 121 South Suite 510 Coppell, TX 75019	Tax Information: Tax Parcel ID No. 116160A01800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Edward Eckert, Trustee of the Evelyn J. Eckert Trust dated November 5, 1991** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ernest B. Franklin, III and wife, Judith G. Franklin** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being condominium Unit No. 9-B as located on Lot No. 9 of "The Garden" of record in Book 5200, Page 224, Register's Office for said county, and as shown on Exhibit "B" to the Master Deed and By-Laws of "The Garden", Lots 7, 8 and 9 Condominiums of record in Book 5810, Page 176, said Register's Office to which reference is here made for a more complete description of said unit, together with an appurtenant interest in common and limited common areas shown on Exhibit "B" and as set out by Master Deed and By-Laws applicable to Unit 9-B.

Being the same property conveyed by Warranty Deed from Creason Clayton and wife, Gania Clayton to Frederick J. Eckert and wife, Evelyn J. Eckert as recorded on the 5th day of February, 1982 in Deed Book 5849, Page 335; Quitclaim Deed from Frederick J. Eckert and wife, Evelyn J. Eckert to Evelyn J. Eckert as recorded on the 2nd day of December, 1991 in Deed Book 8498, Page 878 and Executor's Quitclaim Deed from Charles Edward Eckert, Executor of the Estate of Evelyn Jochimsen Eckert, deceased to Charles Edward Eckert, Trustee of the Evelyn J. Eckert Trust dated November 5, 1991 as recorded on the 15th day of August, 2011 in Instrument No. 20110815-0062833, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GARDEN, as recorded in Plat Book 5200, Page(s) 224.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GARDEN, as recorded in Plat Book 5714, Page(s) 761 (see Exhibit "B").

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GARDEN, as recorded in Plat Book 5810, Page(s) 174 (see Exhibit "B").

Agreement for Dedication of Easement as set forth in instrument recorded in Book 5435, Page 336.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Terms and provisions of by-Laws of The Garden Condominium recorded in Book 5537, Page 799 and Book 5714, Page 761.

Charter of The Garden Condominium Homeowners' Association recorded in Book 5815, Page 975.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GARDEN Condominium of record in Book 5537, Page 793 and Book 5714, Page 761 , as amended by instrument(s) of record in Book 5810, Page 174; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter on The Garden Lots 7, 8, and 9 Condominium Homeowners' Association of record in Book 5815, Page 983.

This is improved property located at 3716 Hobbs Road Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2012.

Trustee

Charles Edward Eckert, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Edward Eckert, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Evelyn J. Eckert Trust dated November 5, 1991, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of May, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014