Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

13-1-184

BILL GARRETT, Davidson County
Trans:T20130049182 DEEDWARR
Recvd: 06/12/13 10:16 2 pgs
Fees:13.00 Taxes:1287.23
20130612-0059697

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of June, 2013 by and between Robert Franklin, Jr., unmarried hereinafter referred to as GRANTOR, and George B. Boedecker, Jr., Trustee of The Revocable Trust of George B. Boedecker, Jr., hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 38 on the plan of Jones & Bradford's Subdivision, of record in Plat Book 161, page 142. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Franklin, Jr., unmarried, by Warranty Deed from Kudzu Real Estate, Inc., dated August 10, 2012, recorded August 14, 2012, of record in Instrument 201208140072486, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Kudzu Real Estate, Inc., by Warranty Deed from Leland D. Watts, married, dated January 18, 2012, recorded January 19, 2012, of record in Instrument 201201190005192, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1009 Sharpe Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert Franklin, Jr.

Robert Franklin, Jr.

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert Franklin, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of June, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
George B. Boedecker, Jr.
1009 Sharpe Avenue,
Nashville, TN 37206

Send Tax Statements to:
Jen Stapleton
2120 13th Street
Boulder, CO 80302

Map & Parcel 083.01-0-112.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $347,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10th day of June, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

13-1-184