This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20140048019 DEEDWARR
Recvd: 07/07/14 09:53 3 pgs
Fees:18.00 Taxes:495.80
20140707-0059256

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brianna L. Kirk, Married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ruth Wren Franklin** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Located in Davidson County, Tennessee, being Unit No. A303, on the plan of Westlawn Green, a Condominium, as shown on plat of record in Plan Book 5200, Pages 20-24, Register's Office, Davidson County, and as established by Master Deed of record in Book 5238, Page 863, as amended in Book 5266, Page 22, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brianna L. Kirk, unmarried by Warranty Deed dated 08/01/2006 from Powell-Floyd Properties, LLC of record in Instrument 200608220103279, Register's Office for Davidson County, Tennessee.

Map & Parcel: 103-08-0-A 019.00CO

This property is known as: **4425 Westlawn Drive, Unit A303, Nashville, TN 37209**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 27 day of June, 2014.

Brianna L. Kirk -Grantor

STATE OF Mississippi
COUNTY OF Grenada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brianna L. Kirk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 2014.

NOTARY PUBLIC

My Commission Expires:
February 22, 2018

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 95322 GLENDA GALE STEED Commission Expires Feb. 22, 2018 GRENADA COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
Ruth Wren Franklin	New Owner
228 Cherokee Station Dr.	
Nashville, TN 37209	

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$134,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 1st day of July, 2014.

Ruth Wren Franklin
Affiant

(Seal)

Notary Public

ANGELA Y. POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires:
5/8/18