Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20140090164 DEEDWARR
Recvd: 12/02/14 11:17 2 pgs
Fees: 13.00 Taxes: 665.63
20141202-0110386

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

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

Notary Public
My commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1411-75877

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan D. Franklin	Southwest Funding, LP	098-01-0-035.00
5919 Port Anadarko Trail	9005 Overlook Dr. Suite 415	
Hermitage TN 37076	Brentwood, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angelyn Donald, unmarried and Grady Donald, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alan D. Franklin and wife, Sandra Franklin, hereinafter called the Grantees, their successors 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. 208, on the Plan of Re-subdivision, Section 4, Lake Park, of record in Book 4885, Page 145, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Grady Donald and Angelyn Donald by Quitclaim Deed from Clara Donald, dated September 1, 2011, recorded September 15, 2011, of record in Instrument No. 20110915-0071835, Register's Office for Davidson County, Tennessee.
>
> Oath is made that said property is not nor has ever been the marital residence of the spouse of the grantor herein.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as: 5919 Port Anadarko Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 25th day of November, 2014.

Angelyn Donald

Grady Donald

STATE OF NY
COUNTY OF Bronx

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angelyn Donald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in November, 28th, this 28th day of November, 2014.

Notary Public

My Commission expires

BERNARDO CANCEL
Notary Public - State of New York
NO. 01CA6142915
Qualified in Bronx County
My Commission Expires May 25, 2018

STATE OF mass
COUNTY OF norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grady Donald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in November, 25, this 25 day of November, 2014.

Notary Public

My Commission expires

BRENDA S. MEADE
MY COMMISSION EXPIRES JULY 23, 2015
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS