BILL GARRETT, Davidson County
Trans:T20150004890 DEEDWARR
Recvd: 01/21/15 08:59 3 pgs
Fees:17.00 Taxes:0.00
20150121-0005727

WHEN RECORDED RETURN TO:

Cortney L. Scott
Barton, Klugman & Oetting LLP
350 South Grand Avenue, Suite 2200
Los Angeles, CA 90071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument was prepared by Cortney L. Scott, Esq.,
Barton, Klugman & Oetting LLP
350 South Grand Avenue, Suite 2200, Los Angeles, CA 90071

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
(NAME) Franklin Family Trust Dated August 31, 2014, Jack Kyle Franklin and Laura Franklin, Trustees 1431 12th Street, #D Manhattan Beach, CA 90266	(NAME) Jack and Laura Franklin 1431 12th Street, #D Manhattan Beach, CA 90266	82-16-398

FOR VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

Laura Franklin

HEREINAFTER CALLED THE GRANTOR, TRANSFERS AND CONVEYS UNTO

Franklin Family Trust Dated August 31, 2014, Jack Kyle Franklin and Laura Franklin, Trustees

HEREINAFTER CALLED THE GRANTEES, AND THEIR HEIRS AND ASSIGNS, THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL

IMPROVEMENTS LOCATED THEREON, LYING IN THE **CITY OF NASHVILLE, COUNTY OF DAVIDSON**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of Confederate Hill Logs, as of record in Book 57, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to GRANTOR by virtue of a Warranty deed from Christian Properties, Inc., existing under the laws of the State of Tennessee dated February 8, 2007 and recorded in Instrument No. 20070208-0016799 in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto GRANTEE, and unto GRANTEE'S heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for GRANTOR and GRANTOR'S heirs, personal representatives, executors, successors and assigns forever hereby covenants with GRANTEES that GRANTOR is lawfully seized in fee simple of said premises; that GRANTOR has a good right to convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

And furthermore, the said GRANTOR does further covenant and bind herself and her successors to warrant and defend the above granted and bargained premises to the said GRANTEES, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

DATED: October 30, 2014

Laura Franklin

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles)

On October 30, 2014, before me, Antonia Duran, a Notary Public, personally appeared Laura Franklin who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ANTONIA DURAN
Commission # 2043988
Notary Public - California
Los Angeles County
My Comm. Expires Oct 4, 2017

I hereby swear or affirm that the actual consideration for this transfer is $0.00 and that this transfer is exempt from the requirement to pay transfer tax under TCA 67-4-409(a)(3).

Laura Franklin

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 30th day of October, 20 14, by Laura Franklin, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature _____

ANTONIA DURAN
Commission # 2043988
Notary Public - California
Los Angeles County
My Comm. Expires Oct 4, 2017