BILL GARRETT, Davidson County
Trans:T20150004890 DEEDWARR
Recvd: 01/21/15 08:59 3 pgs
Fees:17.00 Taxes:0.00
20150121-0005728

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	72-7-241

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, THEIR HEIRS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Lots Nos. 32, 33, and 34 of Waters Place, as of record in Book 4470, Page 179, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 70 feet on Oakhurst Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Laura Franklin by Warranty Deed from James Damian Huggins of record in Instrument No.: 20061011-0126500, Register's Office for Davidson County, Tennessee.

This is an investment property and not the residence of the GRANTOR or any spouse.

This is improved property commonly known as 1308 and 1310 Oakhurst Drive, Nashville, TN 37216

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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

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