BILL GARRETT, Davidson County
Trans:T20150004890 DEEDWARR
Recvd: 01/21/15 08:59 3 pgs
Fees:17.00 Taxes:0.00
20150121-0005729

**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)<br>Franklin Family Trust Dated August 31, 2014, Jack Kyle Franklin and Laura Franklin, Trustees<br>1431 12th Street, #D<br>Manhattan Beach, CA 90266 | (NAME)<br>Jack and Laura Franklin<br>1431 12th Street, #D<br>Manhattan Beach, CA 90266 | 73-9/256 |

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

**LAND in Davidson County, Tennessee, being Lot No. 30, on the Plan of Cooper Lane Estates, as shown on plat of record in Plat Book 5200, page 567, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Laura Franklin in Instrument 20061005-0124052 recorded 10/05/2006, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to the following: (1) All matters shown on Plat recorded in Book 5200, page 567; (2) Easement(s) to Metropolitan Nashville Water and Sewer Services, as set forth in instrument recorded in Book 1721, page 240; Book 1721, page 283; Book 6218, page 112 and Book 6218, page 119: (3) Easement(s) of record in Book 1020, page 73 in the said Register's Office; (4) Sanitary Sewer and/or Storm Drain Easement of record in Book 4147, page 784, all of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2304 Cooper Terrace, 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. GRANTOR covenants with GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple and has a good right to convey it. GRANTOR further covenants and binds herself, her heirs, 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.

DATED: October 30, 2014

Laura Franklin

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