Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2015.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires:

04-1505-55544

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond G. Tyler 3349 Milbridge Drive Antioch TN 37013	NewPenn Financial, LLC 4000 Chemical Road Plymouth Meeting, PA 19462	137-13-0-A-054.00-CO

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, Howard F. Franklin and Sue E. Franklin, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond G. Tyler and Jeanine M. Tyler, husband and wife, 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. 54, on the Plan of Section One, Peninsula Point, a Planned Unit Development, of record in Book 9700, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard F. Franklin and Sue E. Franklin, married by deed from Jerry Butler Builders, LLC, dated June 23, 1999, recorded June 25, 1999, of record in Book 11542, Page 824, Register's Office for Davidson County, Tennessee.

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 3349 Milbridge Drive, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20150037811 DEEDWARR
Recvd: 05/15/15 09:22 2 pgs
Fees:13.00 Taxes:666.00
20150515-0044754

WITNESS my hand this 13th day of May, 2015.

Howard F. Franklin

Sue E. Franklin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 13th day of May, 2015.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires 05/23/16