BILL GARRETT, Davidson County
Trans:T20150041961 DEEDWARR
Recvd: 05/29/15 15:34 2 pgs
Fees:13.00 Taxes:554.82
20150529-0049909

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $149,950.00

Affiant

Subscribed and sworn to before me, this 25th 26TH day of May, 2015.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

02-1505-49479

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Erin Franklin	HIGHLANDS RES. MORTGAGE	133-16-0-046.00
4852 Aster Dr.	12001 N. CENTRAL EXPRESSWAY #750	
Nashville TN 37211	DALLAS, TX 75243	

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, Cindy D. Lockhart, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Erin Franklin, a single woman, 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. 13, on the Plan of Highview Acres, of record in Book 2331, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regina A. Dubois, unmarried by deed from Cheryl J. Dunlop Molin, dated April 16, 2012, recorded April 24, 2012, of record in Instrument No. 20120424-0035052, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cindy D. Lockhart, for a purchase price of $105,000, by deed from Regina A. Dubois, unmarried, dated March 6, 2015, recorded March 9, 2015, of record in Instrument No. 20150309-0019982, 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 4852 Aster Dr., Nashville, TN 37211

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 26th day of May, 2015.

Cindy D. Lockhart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cindy D. Lockhart, 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 Brentwood, TN, this 26th day of May, 2015.

State of Tennessee at Large

My Commission expires

12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON