WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029038 DEEDWARR
Recvd: 04/11/16 09:27 2 pgs
Fees:13.00 Taxes:850.63
20160411-0034237

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Franklin	Movement Mortgage, LLC	172120A01400CO
(NAME)	(NAME)	
6044 Bradford Hills Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeremy Paul Franklin and Melanie Franklin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy Franklin, an unmarried woman,** hereinafter called the GRANTEES, their heirs 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. 14, on the Plan of Bradford Hills, Section One, of record in Book 7900, Page 6, as amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Paul Franklin, an unmarried man, by Warranty Deed from Bobby J. Gibbs and wife, Tressa M. Gibbs, recorded April 13, 2010, of record in Instrument No. 20100413-0027818, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 6044 Bradford Hills Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the same is unencumbered, unless otherwise herein set out; 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.

Witness my/our hands this 4th day of April, 2016.

Jeremy Paul Franklin

Melanie Franklin

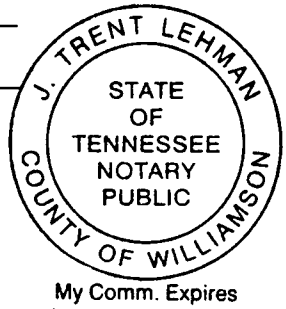
State of Tennessee
County of Williamson

Personally appeared before me Jeremy Paul Franklin and Melanie Franklin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2016.

Notary Public J. Trent Lehman
My Commission Expires 11/13/17

File No.: 11142



My Comm. Expires
November 13, 2017