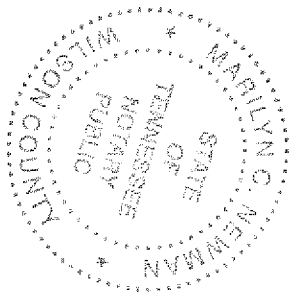
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenda L. Dowling	Peoples Home Equity, Inc	108040A045.00
(NAME)	(NAME)	
913 Carlisle Court South	5205 Maryland Way, Ste 101	Davidson County DEEDWARR Recvd: 04/27/16 14:44 3 pgs Fees:18.00 Taxes:721.50 **20160427-0041140**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda Carter Franklin and John Ryan Franklin, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kenda L. Dowling and Devin R. Dowling, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 95 on the Plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda Carter Franklin and husband, John Ryan Franklin by Quitclaim Deed from Linda Jean Carter n/k/a Linda Carter Franklin, married, dated 04/09/2014 recorded 04/10/2014, of record in Instrument No. 20140410-0029870, in the Register's Office for Davidson County, Tennessee.

Subject to: (1)All matters shown on the plat of record in Plat Book 7900, Page 326, in the Register's Office for Davidson County, Tennessee; (2_ Covenants, conditions, easements and restrictions of record in Book 8067, Page 792, Amended and Restated Declaration of record in Book 8150, Page 765, Annexation to Amended and Restated Declaration of record in Book 8495, Page 747, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Deed Restriction contained in Warranty Deed of record in Book 6435, Page 189, in the Register's Office for Davidson County, Tennessee; (4) Charter Contained in Articles of Incorporation of Village of Larchwood Property Owners Association of record in Book 8376, Page 933, in the Register's Office for Davidson County, Tennessee; (5) Easement contained in Deed of Conveyance of record in Book 8541, Page 155, Book 8541, Page 159, in the Register's Office for Davidson County, Tennessee; and (6) Quit Claim Deed of record in Book 8543, Page 303, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 913 Carlisle Court South, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 22 day of April, 2016.

Linda Carter Franklin

Linda Carter Franklin

John Ryan Franklin

John Ryan Franklin

State of Tennessee
County of Wilson

Personally appeared before me Linda Carter Franklin and John Ryan Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of April, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

