BILL GARRETT, Davidson County
Trans:T20160069616 DEEDWARR
Recvd: 08/11/16 11:08 2 pgs
Fees:13.00 Taxes:473.60
20160811-0083603

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $128,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of August, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Paul Edward Franklin and Teresa Jan Franklin | SAME AS NEW OWNER | 119-14-0-155.00 |
| (NAME) | (NAME) | |
| 3344 Mimosa Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Harold Wayne Thompson, unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Paul Edward Franklin and Teresa Jan Franklin, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Tuggle Heights, of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HAROLD THOMPSON AND WIFE, JUDY THOMPSON, by deed from MARY R. DODD, A WIDOW, BY AND THROUGH ALICIA L. WILLIAMS, ATTORNEY IN FACT, of record in Instrument No. 20020307-0029049 , dated January 25, 2002 , said Register's Office. The said Judy Thompson having since deceased, leaving Harold Thompson her sole surviving spouse. The said Harold Thompson being one in the same as Harold Wayne Thompson.

This property is __unimproved _X_improved property known as: 2909 Tuggle Avenue, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of August, 2016.

Harold Wayne Thompson by
Ruth Ann Williams his attorney in fact

Harold Wayne Thompson by Ruth Ann Williams
his attorney-in-fact

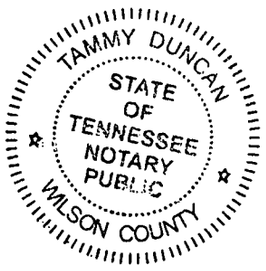
State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Ruth Ann Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Harold Wayne Thompson and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160810-0083379 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 4th day of August, 2016.

Tammy Duncan

Notary Public
My commission expires: 4/17/19




**After Recording Return to:**
**Birthright Title, LLC**
**2734 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**