(1)

BILL GARRETT, Davidson County
Trans:T20160073002 DEEDWARR
Recvd: 08/22/16 11:07 2 pgs
Fees:13.00 Taxes:666.00
20160822-0087478

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2016.

Connie L. Timbs
Notary Public

My commission expires: 2-4-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kole Calhoun **Gabrielle Calhoun**	**CMG Mortgage, Inc.**	**05316024000**
717 Stone Hedge Drive	**3160 Crow Canyon Rd., Ste 400**	
Hermitage, TN 37076	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Valarie D. Franklin f/k/a Valarie D. Harris, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kole Calhoun and Gabrielle Calhoun, husband and wife

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. 5 on the Plan of Stone Hedge, Section Two, of record in Book 9700, page 185, as amended in Book 10159, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Robert M. Harris, IV and wife, Valarie D. Harris by deed from Kaatje L. Wooard k/n/a Kaatje L. Pitzer, a married woman, dated April 30, 2007, of record in Instrument No. 20070502-0052542, Register's Office for Davidson County, Tennessee. The said Robert M. Harris IV and Valarie D. Harris are now divorced. Pursuant to Divorce Decree appearing of record in Instrument No. 20160815-0084975, Register's Office for said County, subject premises was divested out of Robert M. Harris IV and vested in Valarie D. Harris. (See also Affidavit and Quitclaim Deed recorded in Instrument No. 20160818-0086409, Registers Office for said County).

Valarie D. Harris is now known as Valarie D. Franklin. Darren A. Franklin joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 717 Stone Hedge Drive, Hermitage, TN 37076.

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 in 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 hand(s) this 19th day of August, 2016.

Valarie D. Franklin

Darren A. Franklin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Valarie D. Franklin and Darren A. Franklin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2016.



Notary Public
My Commission Expires: 12-29-19