ADDRESS NEW OWNER:
Steven K. Franklin
244 Blackman Road
Nashville, TN 37211

SEND TAX BILL TO:
imortgage
10 Cadillac Dr., Suite 360
Brentwood, TN 37027

MAP & PARCEL NOS.:
147-06-0-046.00

BILL GARRETT, Davidson County
Trans:T20160085663 DEEDWARR
Recvd: 09/29/16 11:41 2 pgs
Fees:13.00 Taxes:1291.30
20160929-0102737

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steve Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven K. Franklin, an unmarried man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 for the Revised Plan of Caldwell Hall, Section 1, of record in Book 2900, Page 59, in the Register's Office for said County. Said Lot 56 begins at a point in the westerly margin of Shadescrest Drive between Lots Nos. 56 and 55 thence northwesterly 94 feet with the line between said two lots to a concrete monument in the common corner of Lots No. 55 and 111, thence westerly with the line between Lots No. 111 and 56 for 45 feet to a point in the common corner of Lots 56 and 57, thence southerly with the line between said two lots 150 feet to a point in the northerly margin of Blackman Road, thence with said margin of Blackman Road easterly 92.01 feet to a point in the beginning of a curve, thence around said curve northerly 39.27 feet to a point in the westerly margin of Shadescrest Drive, thence with said margin of Shadescrest Drive northerly 93.86 feet to the point of beginning.

Being the same property conveyed to Steve Griffith, a married man, from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2002-BC3, by Special Warranty Deed recorded on September 17, 2015, in Instrument No. 20150917-0094262, Register's Office for Davidson County, Tennessee.

Steven K. Franklin is one and the same person as Steven Kyle Franklin.

This is property with a common address of **244 Blackman Road, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Plat Book 2900, Page 59, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been his marital residence and is not subject to any marital interests therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of September, 2016.

Steve Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steve Griffith,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **September 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1609-204

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $349,000.00.

Affiant

Subscribed and sworn before me this 28th day of September, 2016.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017