| Davidson County | DEEDWARR |
|---|---|
| Recvd: 10/06/16 08:54 | 3 pgs |
| Fees:18.00 Taxes:481.00 | |
| **20161006-0105607** | |




STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 3-14-17

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: |
|---|---|---|
| William Clay Franklin and Molly Maguire-Franklin | | 07107009700 |
| (NAME) | (NAME) | |
| 212 Duke Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |

# 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 **Charlotte Craighead,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **William Clay Franklin and wife, Molly Maguire-Franklin**, 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:

Being Lot No. 1 on the Resubdivision of parts of Lots 44 & 71 on the map of JB Haynie Oriental Subdivision, of record in Book 5190, Page 704, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Gordon M. Craighead by deed from Stephen D. Farmer and Rodney Killon, unmarried persons, of record in Book 10427, Page 73, said Register's Office. Gordon M. Craighead having died and under Item Four of the Last Will and Testament of Gordon M. Craighead, deceased, of record in Probate File 11P326, Probate Clerk's Office for Davidson County, Tennessee, property was devised to Charlotte Craighead. Affidavit of Inheritance of Real Estate recorded in Instrument No. 20120806-006952, said Register's Office.

This property is __unimproved _X_improved property known as: 212 Duke Street, Nashville, TN 37207.

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 30th day of September, 2016.

Charlotte Craighead

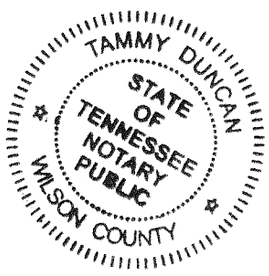
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte Craighead, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 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**

# True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY