BILL GARRETT, Davidson County
Trans:T20170029245 DEEDQC
Recvd: 04/06/17 15:16 3 pgs
Fees:17.00 Taxes:0.00
20170406-0033956

THIS INSTRUMENT PREPARED BY:
Tennessee Funding Company
1108 Battlewood Street
Franklin, TN 37069

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Tennessee Funding Company 1108 Battlewood Street Franklin, TN 37069	Same	**164-00-0 060.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars in hand and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Franklin Funding, Inc.**, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto **Alan Abrams d/b/a Tennessee Funding Company** hereinafter called "Grantees", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in **Davidson** County, Tennessee, described as follows:

See Exhibit "A" attached hereto
and incorporated herein by this reference.

This is improved property known as **3527 Hamilton Church Road, Antioch, TN** as shown on the public records of the Assessor of Property for Davidson County, Tennessee.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, the Grantor has executed and delivered this instrument as of the 4th day of April, 2017.

"GRANTOR"
Franklin Funding, Inc.

By: Filbert J. Martocci, Jr.
President

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Filbert J. Martocci, Jr. with whom I am personally acquainted, and who acknowledged himself to be the President of the Franklin Funding, Inc. the within named bargainor, and that he as such President being so authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Franklin Funding, Inc. as such President.

Witness my hand and official seal at Franklin, Tennessee on this the 4th day of April, 2017.

My Commission Expires: 2/19/18

DUSTIN RAY SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00

Affiant

SUBSCRIBED AND SWORN to before me, this 4TH day of April, 2017.

2/19/18
My Commission Expires

Notary Public

DUSTIN RAY SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

A TRACT or parcel of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the lands of James Mitchell, deceased, of record in Minute Book "P", Page 36, County Court for said County, described as follows:

BEGINNING in the center of Hamilton Church Road at the southwest corner of the property conveyed to F.H. Wheeler by deed from Mattie S. Cathey, of record in Book 772, page 521, Register's Office for said County; thence South 4 deg. West 52 poles to a post, Scruggs' northwest corner; thence with Scruggs' northerly line, South 86 deg. East 22.4 poles to a gate post; thence North 4 deg. East 43.6 poles to the center of said Road; thence with the center of said road, North 60 deg. West 24 poles, more or less to the beginning,

BEING the same property conveyed to Franklin Funding, Inc. by Substitute Trustee's Deed of record in Instrument No. 20101020-0084128 Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Chun Ok Song, married by Quitclaim Deed from Franklin Funding, Inc. dated April 3, 2009, of record in Instrument No. 20090413-0033271, said Register's Office.