Prepared from Information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me this **24th** day of **May, 2017.**

Notary Public **Theresa L. Smith**

My Commission Expires: **11/5/2018**

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
William Clay Franklin & Molly Maguire-Franklin 906 Curdwood Blvd. Nashville, TN 37216	**Same**	**61-10-167**

Davidson County DEEDQC
Recvd: 05/24/17 15:19 2 pgs
Fees:12.00 Taxes:0.00
20170524-0051817

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **William Clay Franklin**, by these presents does hereby transfer and quitclaim and convey unto **William Clay Franklin and Molly Maguire-Franklin, as tenants by the entirety,** their successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Being Lot No. 9, on the plat of a Re-subdivision of Lots 14 & 15 Locust Grove Estates, and Lot 9 as shown on the Plan of Maplewood Manor Subdivision as of record in Book 3106, Page 83, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Clay Franklin by deed from Keith Drone and Jennifer Drone of record in Instrument No. 20140604-0048613, Register's Office for Davidson County, Tennessee.

This is improved property, **906 Curdwood Blvd., Nashville, TN 37216**

WITNESS my hand this **24th** day of **May, 2017.**

William Clay Franklin

STATE OF Tennessee)
COUNTY OF Davidson)

On this **24th** day of **May, 2017**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **William Clay Franklin** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand this **24th** day of **May, 2017.**

Theresa L. Smith Notary Public

My Commission Expires: **11/5/2018**

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, I. Dyke Tatum, 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.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.