Davidson County DEEDWARR
Recvd: 06/13/17 10:01 3 pgs
Fees:18.00 Taxes:462.50
20170613-0059116

**This instrument prepared by:**
Tiago Title, LLC
4700 South Syracuse Street, Suite 420, Denver, Colorado 80237

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s): Candace M. Carter, 1415 9th Avenue North, Nashville, TN 37208
Send tax notice to: New Owner
Map Parcel Number: 081-07-0-449.00

## ADMINISTRATOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Edward T. Franklin, Jr. Administrator for the estate of Peggy A. Franklin, Davidson County Probate Docket Number 16P1483, pursuant to LETTERS OF ADMINISTRATION, issued on November 8, 2016 and recorded in THE OFFICE OF THE CLERK & MASTER in Davidson County **Instrument No. 20170605-0055816** and in order to carry out the provisions of the laws of Descent and Distribution, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Peggy A. Franklin do hereby devise, release, grant, bargain, sell, convey and forever quitclaim to Candace M. Carter, individually and her heirs and assigns forever, the real property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 49 on the Map of Williams & Valentino's Subdivision of Lots 3 and 4, Thomas Woodward Plan, of record in Book 2, page 3, Chancery Court for Davidson County, Tennessee, more fully described as follows:

SAID Lot No. 49 fronts 50 feet on the southwesterly margin of 11th Avenue, North (formerly Woodward Avenue), and extends back 150 feet between parallel lines to a line in the rear on which it measures 50 feet.

BEING THE SAME PREMISES Mary A. Brown by her Warranty Deed dated April 30, 1979; recorded April 30, 1979 in the Office of the Register for Davidson County, Tennessee in Book 5428 at Page 515 granted unto Peggy Franklin.

WITNESS my hand on this 31 day of May, 2017.

Estate of Peggy A. Franklin Deceased
Docket N$^{0}$. 16P1483 Davidson County
Chancery Court

BY: Edward T Franklin, Jr
Edward T. Franklin, Jr., Administrator

*STATE OF TENNESSEE*
*COUNTY OF* Davidson

On this 31 day of May, 2017, before me, Derek Truelove, Notary Public at Large in and for The State of Tennessee, personally appeared Edward T. Franklin, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DEREK R. TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires 4.28.20.

Notary Public at Large

**OATH OF ACTUAL CONSIDERATION PURSUANT TO T.C.A. 67-4-409(a)(4)**

STATE OF TENNESSEE
COUNTY OF Davidson

I, hereby offering this instrument for recording within the meaning of the statutes of the State of Tennessee, under Tennessee Code Annotated Section 67-4-409(a)(4), hereby swear or affirm that the actual consideration for this transfer is $125,000.00.

Edward T Franklin Jr.
Affiant

Sworn to and subscribed before me this 31 day of May, 2017.

My Commission Expires 4.28.20.

Notary Public at Large

[Form 130, Rev. 2001.10.24]

DEREK R. TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# True Copy Certification

I, Michael Zara, President, 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.

Michael Zara, President

State of Colorado

County of Denver

Personally appeared before me, Stephanie Poage, a notary public for this county and State, Michael Zara, President, 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: 03/26/21
Notary' Seal (if on paper)

STEPHANIE POAGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044005731
MY COMMISSION EXPIRES MARCH 26, 2021