WARRANTY DEED

Bill Garrett Davidson County
Batch# 2219 DEEDWARR
09/19/2017 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20170919-0095818

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin L. Luper	United Shore Financial Services, LLC.	131050C33200CO
(NAME)	(NAME)	
332 Ardsley Place	1414 East Maple Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Franklin, Trustee of The Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006 as subsequently amended and restated under Agreement dated June 27, 2012.(See Certificate of Trust for The Mary Elizabeth Franklin Revocable Trust of record in Instrument No. 20130401-0031052, Register's Office for Davidson County, Tennessee.)** ,hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erin L. Luper, a single woman** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 332, on the Plan of The Hillsborough Condominiums, according to the Master Deed of record in Book 6822, Page 721, in the Register's Office of Davidson County, Tennessee, and more particularly described in Book 6250, Page 699, 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 Mary Elizabeth Franklin, Trustee of The Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006 as subsequently amended and Restated under Agreement dated June 27, 2012. by deed dated May 21, 2012 from Beth D. Franklin of record in Instrument No. 20120524-0045180, Register's Office for Davidson County, Tennessee. (See Certificate of Trust for The Mary Elizabeth Franklin Revocable Trust of record in Instrument No. 20130401-0031052, Register's Office for Davidson County, Tennessee.)

Subject to the 2017 COUNTY County. Subject to all matters shown on the Plat of record in record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee. Subject to terms of Master Deed and By-Laws for Hillsboro Condominiums of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 332 Ardsley Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 6th day of September, 2017.

Mary Elizabeth Franklin, Trustee of the Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006 as subsequently amended and restate under Agreement dated June 27, 2012.

By: Mary Elizabeth Franklin, Trustee
Mary Elizabeth Franklin, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Mary Elizabeth Franklin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Mary Elizabeth Franklin, Trustee of The Mary Elizabeth Franklin Revocable Trust under Agreement dated September 28, 2006 as subsequently amended and restated under Agreement dated June 27, 2012. and that she as the **Trustee** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 6th day of September, 2017.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Luper

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017