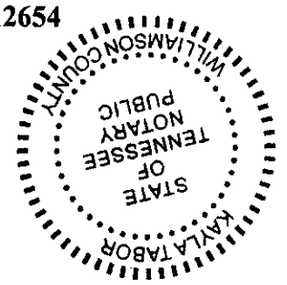
**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 170712654**

Bill Garrett Davidson County
Batch# 19071 DEEDWARR
10/27/2017 03:10:25 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20171027-0110566




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2017.

Notary Public
My Commission Expires: 4/22/2020

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jerry Franklin and Paula Franklin<br>7286 Autumn Crossing Way<br>Brentwood TN 37027 | New Owner | Tax Parcel ID No.<br>181-10-0B-027.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pearl Meadow, LLC, a Tennessee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry Franklin and Paula Franklin, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Centex at Concord, Phase I of record in Plat at Instrument No. 20051011-0122364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pearl Meadow LLC by Special Warranty deed from The Bank of New York Mellon, f/k/a The Bank of New York, Trustee for the benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-6 of record in Instrument No. 20170501-0042753 Register's Office for Davidson County, Tennessee, dated April 4, 2017 and recorded on May 01, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20051011-0122364, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050914-0110829, amended in Instrument No. 20051027-0130022, Instrument No. 20061228-0160254, Instrument No. 20060317-0030953, Instrument No. 20070129-0138688, Instrument No. 20071226-017287, Instrument No. 20080627-0066661, Instrument No. 20090528-0048902, Instrument No. 20090528-48903, and Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee.

Utility & drainage easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
Reciprocal easement agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

Deed of common area to HOA of record in Instrument Number 20051027-0130023 and Instrument No. 20051027-0130024, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050505-0050660, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7286 Autumn Crossing Way Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of October, 2017.

Pearl Meadow, LLC

BY: _____
Patrick Stites, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Stites, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent for Pearl Meadow, LLC, a Tennessee limited liability company the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 25th day of October, 2017.

_____
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON