Bill Garrett Davidson County
Batch# 63931 DEEDWARR
03/01/2018 10:25:01 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20180301-0019179

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018010004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $1,750,000.00

Sworn to and subscribed before me this 28th day of February, 2018.

Affiant

Notary Public

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 05/06/2019

Address of New Owner:
Stephen Wright Franklin
58 Annandale
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
158-040A-129.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rodney M. Hamilton and wife, Kimm Hamilton** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Wright Franklin and Leslie Huddleston Franklin, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 33, Resubdivision of Lot 31, Otterwood, Section Two, as shown on plat of record in Plat Book 8250, Page 138, revised in Plat Book 8250, Page 567, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rodney M. Hamilton by Warranty Deed from C. David Griffin and wife, Brenda P. Griffin of record in Instrument No. 20030428-0056552, Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on April 28, 2003.

Being the same property conveyed to Rodney M. Hamilton and wife, Kimm Hamilton by Quitclaim Deed from Rodney M. Hamilton of record in Instrument No. 20130911-0095911, Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 11, 2013.

This is improved property known as **58 Annandale, Nashville, TN 37215.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 28th day of February, 2018.

Rodney M. Hamilton

Kimm Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Rodney M. Hamilton and Kimm Hamilton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019