THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180315295** Bill Garrett Davidson County Batch# 75966 **DEEDWARR** 04/03/2018 02:13:55 PM 2 pgs Fees: $13.00 Taxes: $1,628.00 20180403-0031195	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2018. Notary Public My Commission Expires:

LISA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Don Franklin 491 Andrea Circle Livermore, CA 94550	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-09-0A-001.00-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, **Lisa Wurth, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Franklin and Julie Franklin, Trustees of the Franklin Family Living Trust dated April 26, 2017,** ("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 Unit A, Lockeland Springs Townhomes, as shown on plan attached as Exhibit B to Master Deed recorded in Instrument No. 20070109-0003924, as amended in Instrument No. 20070516-0058819, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lisa Wurth, unmarried by Quitclaim Deed from LGW Investments, LLC, of record in Instrument No. 20080429-0043459, Register's Office for Davidson County, Tennessee, dated April 10, 2008 and recorded on April 29, 2008.

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 in Plat Book 161, Page 43, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all

conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Lockeland Springs Townhomes of record in Instrument Number 20070109-0003924, as amended in Instrument No. 20070516-0058819, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "B" to the Master Deed establishing a Horizontal Property Regime of Lockeland Springs Townhomes of record in Instrument Number 20070109-0003924, as amended in Instrument No. 20070516-0058819, Register's Office for Davidson County, Tennessee.

This is improved property located at 1300 Woodland Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 27th day of March, 2018.

Lisa Wurth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Wurth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022