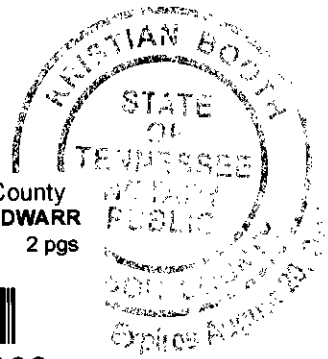
WARRANTY DEED



Bill Garrett Davidson County
Batch# 79438 DEEDWARR
04/10/2018 03:45:52 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180410-0033866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Franklin and Julie Franklin, Trustees	SWRC Mortgage Corp.	
(NAME)	(NAME)	
491 Andrea Circle	9311 San Pedro Ave. Ste 100	82-3 280
(ADDRESS)	(ADDRESS)	
Livermore, CA 94550	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK HESSE, MARRIED, AND ANGELA HESSE HULETT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON FRANKLIN AND JULIE FRANKLIN, TRUSTEES OF THE FRANKLIN FAMILY LIVING TRUST, DATED APRIL 26, 2017,** 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 Lot No. 16 on the Plan of Crutcher Brothers Subdivision of Part of Lucy H. Lindsley Property in East Nashville, of record in plat Book 161, page 158, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Hesse, married and Angela Hesse, unmarried, by deed dated February 26, 2015 from Duke & Duke, LLC, of record in Instrument No. 20150304-0018818, Register's Office for Davidson County, Tennessee. Angela Hess has since married and is now known as Angela Hess Hulett. Kasey Lee Hulett joins in executing this deed to convey any marital interest he may have in said property. Mark Hesse never lived at this property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1120 Pennock Avenue, Nashville, TN 37207
(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 hand this 9th day of April, 2018

MARK HESSE

ANGELA HESSE HULETT

KASEY LEE HULETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Hesse and Angela Hesse Hulett and Kasey Lee Hulett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2018.

Commission expires:

Notary Public