Bill Garrett Davidson County
Batch# 103161 DEEDWARR
06/11/2018 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20180611-0056003

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Martha Raden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2018

Kelsie Holloway
Notary Public

MY COMMISSION EXPIRES: 8-16-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luis Sutuc Alma Goretti Warner	Peoples Home Equity Inc.	150120A20000CO
(NAME)	(NAME)	
1609 Mallard Creek Ct.	5205 Maryland Way #100	
(ADDRESS)	(ADDRESS)	
Nsshville, TN 37013	Brentwood TN 37027	
(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, We, **Edward E. Franklin and wife, Kathy A. Franklin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Luis F. Sutuc and Alma G. Werner, husband and wife,** 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. 42 on the Plan of Kensal Green, North, as of record in Book 7900, Page 951, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward E. Franklin and wife, Kathy A. Franklin from Beazer Homes Corp. d/b/a Phillips Builders by Warranty Deed of record in Book 10208, Page 166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1609 Mallard Creek Ct., Nsshville, TN 37013
(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 7th day of June, 2018.

Edward E. Franklin

Kathy A. Franklin

State of ~~Tennessee~~ Alabama
County of ~~Williamson~~ Baldwin

Personally appeared before me Edward E. Franklin and Kathy A. Franklin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2018.

Notary Public Debrah M Masters
My Commission Expires: 8/14/2021

DEBRAH M. MASTERS
Notary Public
Alabama State at Large

File No.: 13044

True Copy Certification

I, Martha A. Rader, 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.

Martha A. Rader
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Kelsie Holloway a notary public for this county and state, Martha A. Rader who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsie Holloway
Notary's Signature

My Commission Expires: 8/16/20
Notary' Seal (if on paper)

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020