Bill Garrett Davidson County
Batch# 119291 DEEDQC
07/23/2018 02:00:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180723-0071578

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF Indiana) COUNTY OF Jefferson) The actual consideration for this transfer is $--NONE--. X James Edward Franklin Affiant Subscribed and sworn to before me, this 16th day of July, 2018. Kelly M. Hogan Notary Public My Commission Expires: April 26, 2022

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Edward Franklin & Kimberly Franklin-Nyberg, Trustees 516 West Street Madison, Indiana 47250	SAME	086 14 0B 083.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Edward Franklin, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Edward Franklin and/or Kimberly Franklin-Nyberg, Trustees of the James Edward Franklin Living Trust**, established by the Revocable Trust Agreement of James Edward Franklin dated July 11, 2018, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of July, 2018.

X _____
James Edward Franklin

STATE OF Indiana)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Franklin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of July, 2018.

My Commission Expires: April 26, 2022

_____
Notary Public

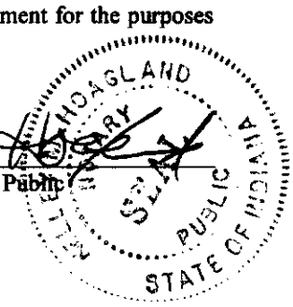


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 33 on the Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, as of record in Plat Book 6900, Page 738, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James E. Franklin and wife, Betty J. Franklin, by deed from Fred C. Martin and wife, Doris M. Martin, of record as Instrument No. 20070417-0045826, Register's Office for Davidson County, Tennessee.

James Edward Franklin and James E. Franklin are one and the same person.

Betty J. Franklin died on May 26, 2012.

Subject to all matters as set forth per Plat Book 6900, Page 738, Register's Office of said County.

Restrictive Covenants as shown of record in Book 7940, Page 565, Book 7628, Page 6, Book 9543, Page 37, Book 7170, Page 987, and Book 7171, Page 4, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2721 Fleet Drive, Hermitage, Tennessee 37076.