This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 274183 DEEDWARR
08/20/2019 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $986.98
20190820-0083561

WARRANTY DEED

FOR AND IN 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, **THE JAMES EDWARD FRANKLIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JAMES EDWARD FRANKLIN DATED JULY 11, 2018,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA LIBBY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

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 EDWARD FRANKLIN AND/OR KIMBERLY FRANKLIN-NYBERG, TRUSTEES OF THE JAMES EDWARD FRANKLIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE LIVING TRUST OF JAMES EDWARD FRANKLIN DATED JULY 11, 2018, BY QUITCLAIM DEED DATED JULY 11, 2018 AND RECORDED ON JULY 23, 2018 IN INSTRUMENT NO. 20180723-0071578, INTHE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMES EDWARD FRANKLIN DIED ON SEPTEMBER 11, 2018, LEAVING KIMBERLY FRANKLIN-NYBERG THE SOLE TRUSTEE OF THE JAMES EDWARD FRANKLIN TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JAMES EDWARD FRANKLIN DATED JULY 11, 2018.

This is improved property, known as 2721 FLEET DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 15 day of August, 2019.

Kimberly Franklin-Nyberg trustee
THE JAMES EDWARD FRANKLIN LIVING TRUST
BY: KIMBERLY FRANKLIN-NYBERG, TRUSTEE

STATE OF Indiana
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, KIMBERLY FRANKLIN-NYBERG, TRUSTEE OF THE JAMES EDWARD FRANKLIN LIVING TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Madison, Indiana, on this the 15 day of August, 2019.

Cynthia J Andrew
NOTARY PUBLIC
My commission expires: October 23 2025

NOTARY PUBLIC SEAL JEFFERSON INDIANA

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$266,750.00**

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2019.

NOTARY PUBLIC
My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address New Owner(s) as follows:
LISA LIBBY
2721 FLEET DRIVE
HERMITAGE, TN 37076

Send Tax Bills To:
Same as above

MAP/PARCEL: 08614O-B/083.00 CO

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

