

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson AC
The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2020.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 364624 DEEDWARR
02/27/2020 12:27:07 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20200227-0021981

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
David N. Thoreson and Kathlyn D. Thoreson	**Capstar Bank**	**131-06-0C-031.00-CO**
914 Huntington Circle	**2002 Richard Jones Rd, Ste 300a**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Elizabeth Franklin, Trustee of Mary Elizabeth Franklin Revocable Trust dated September 28, 2006, as amended and restated June 27, 2012.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David N. Thoreson and Kathlyn D. Thoreson, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 143 on the Plan of Burton Hills Village of Huntington, Tract 10, of record in Plat Book 6250, Page 612, as amended in Book 6637, Page 717, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Davenport and wife, Patricia J. Davenport by Warranty deed from Carolene Cothren Lewis and husband, Dan Lewis of record in Instrument No. 20050601-0061807 Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on June 01, 2005.

Being the same property conveyed to Mary Elizabeth Franklin, Trustee of Mary Elizabeth Franklin Irrevocable Trust dated September 28, 2006 by Warranty deed from Mark A. Davenport, unmarried and Patricia Davenport, unmarried of record in Instrument No. 20180307-0021430 Register's Office for Davidson County, Tennessee, dated March 05, 2018 and recorded on March 07, 2018.

See Scrivener's Affidavit of record in Instrument No. 20200225-0020506, said Register's Office, correcting grantee name to Mary Elizabeth Franklin, Trustee of Mary Elizabeth Franklin Revocable Trust dated September 28, 2006.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 914 Huntington Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 26th day of February, 2020:

Mary Elizabeth Franklin Revocable Trust dated September 26, 2006, as amended and restated June 27, 2012.

By: Mary Elizabeth Franklin, Trustee
Mary Elizabeth Franklin, Trustee

STATE OF TENNESSEE	)	**CORPORATE**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Mary Elizabeth Franklin , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of the Mary Elizabeth Franklin Revocable Trust dated September 28, 2006 as amended and restated June 27, 2012, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 26th day of February, 2020.

My Commission Expires: 6.19.22

Notary Public

20201104R

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY