Name and Address of New Owner:
Victor L. Franklin and Shirley R. Franklin
1816 Wilson Camp Circle
Madison, TN 37115

Send Tax Bills To:
Quicken Loans
1050 Woodward Avenue
Detroit, MI 48226

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 415344 DEEDWARR
06/16/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20200616-0061709

Map & Parcel No: 053090B05400CO

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Stephen J. Smith, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Victor L. Franklin and Shirley R. Franklin, husband and wife,,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 136, Cumberland Station at Wilson Camp, Section Two, as shown by plat of record in Instrument No. 20020903-0105967 (erroneously shown as Plat Instrument No. 20020720087470, in deed of record in Instrument Number 20030403-0044052), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen J. Smith, unmarried by Warranty Deed from Corey L. Copeland and Sherray N. Copeland f/k/a Sherray N. Mitchell, husband and wife dated July 8th 2016 and recorded July 11th 2016 of record in Instrument No. 20160711-0070512 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1816 Wilson Camp Circle, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of June, 2020.

Stephen J. Smith (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2020, before me personally appeared Stephen J. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2020.

REG. FAIRBEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 18, 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $252,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of June, 2020.

Notary Public
My commission expires: 11-30-2020
File No. 20-1094

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm. Exp. COUNTY OF SUMNER

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)

