WARRANTY DEED

FILE BOX 19B
03-7-001-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2003

Notary Public

My Commission Expires: ~~03/31/07~~ 5-29-05

TONI L. BUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/03 14:26 2pgs
Fees:13.00 Taxes:462.50

20030717-0100580

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NANCY GURLEY		103-16-0-C
(NAME) 4225 Harding Pike, #308	(NAME)	308.00 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT E. FRANKUM AND WIFE, DIANA FRANKUM**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NANCY GURLEY,** _____, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT in Davidson County, Tennessee, being Unit 308, in a Horizontal Property Regime as shown on the condominium site plan of Wellington Arms Condominiums, as of record in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Wellington Arms Condominiums, as of record in Plat Book 5200, Page 316, and Master Deed and By-Laws of record in Book 5721, Page 241; and corrected in Book 5740, Page 897, and amended in Instrument No. 20001205-0119242, and Charter of record in Book 5833, Page 312, said Register's Office.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wellington Arms, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE said Robert E. Frankum and R. E. Frankum are one and the same person.

THIS instrument is being executed in behalf of R. E. FRANKUM pursuant to a Power of Attorney executed by same on the 3rd day of July, 2003, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 4225 Harding Pike, #308, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 15th day of July, 2003.

R. E. FRANKUM

By: Robert E. Frankum
Diana Frankum, Attorney-in-Fact
by Diana Frankum

Diana Frankum
DIANA FRANKUM

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of July, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 15th day of July, 2003, before me personally appeared **DIANA FRANKUM**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **R. E. FRANKUM**, and acknowledged that she executed the same as the free act and deed of the said R. E. Frankum.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of July, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.