WARRANTY DEED

File Box 9B
First Title & Escrow Co., Inc.
#24990

Davidson County DEEDWARR
Recvd: 01/04/06 14:53 2 pgs
Fees:13.00 Taxes:817.70

20060104-0001214

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. Armfield	Suntrust Mortgage Co.	117.07-0B-307
(NAME) 3198 Hillsboro Pike, #307	(NAME) 201 Fourth Ave, N/7th Floor	
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Robert Frankum and wife, Diana Frankum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine L. Armfield,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 307, together with Garage No. G-11 and Storage Area S-11 on the Plan of The Claridge of record in Plat Book 5800, page 63, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Claridge Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5896, page 607, said Register's Office.

This conveyance is made subject to:
Taxes which have been prorated by the parties and assumed by the Grantee;
Charter of Incorporation of The Claridge Homeowners' Association of record in Book 5822, page 328, amended in Book 7687, page 221;
Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Claridge Homeowners' Association, of record in Book 5896, page 607;
All matters appearing on the Plan of record as Book 5800, page 63; and
Storm detention agreement of record in Book 5861, page 550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Frankum and wife, Diana Frankum by deed from Candice M. Johnson, Trustee of the Candice M. Johnson Trust dated January 21, 1997, Candice M. Johnson, unmarried and Karen J. Speed, unmarried, dated July 21, 2005, of record as Instrument No. 20050722-0085777, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3198 Hillsboro Pike, #307, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 our hands this 28th day of December, 2005.

Robert 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, Robert Frankum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 28th day of December, 2005

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, this 28th day of December, 2005

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009