44
65 Rm
58.

BILL GARRETT, Davidson County
Trans:T20090044106 DEEDWARR
Recvd: 07/01/09 11:20 3 pgs
Fees:18.00 Taxes:1561.40
20090701-0061323

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $422,000.00. Deborah H. Frankovich Affiant Subscribed and sworn to before me, this 30th day of June, 2009. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 9, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Deborah H. Frankovich 4129 Sneed Road Nashville, TN 37215	SAME	104 0 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL J. FLEMING, III AND WIFE, RACHEL M. BLAIR,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DEBORAH H. FRANKOVICH, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel M. Blair and Daniel J. Fleming, III, both unmarried, as tenants in common with right of survivorship by deed dated September 12, 1996, of record at Book 10190, page 158, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 10, 2002, Rachel M. Blair and Daniel J. Fleming, III, as tenants in common, transferred and conveyed subject property to Daniel J. Fleming, III and wife, Rachel M. Blair, as tenants by the entirety, of record at Instrument No. 20020123-0008831, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4129 Sneed Road 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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 2009.

Daniel J. Fleming, III

Rachel M. Blair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel J. Fleming, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHEL M. BLAIR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2009

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011