WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090062343 DEEDWARR
Recvd: 09/11/09 10:34 2 pgs
Fees:13.00 Taxes:473.23

23991

20090911-0085118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF September, 2009.

(Affix Seal) Notary Public

My Commission Expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Arnold	Numerica Mortgage, LLC	Map and Parcel 131050B41200 CO
412 Summit Ridge Place	615 Lynnhaven Parkway	
Nashville, TN 37215	Virginia Beach, VA 23452	

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 consideration, the receipt of which is hereby acknowledged, FRANKS LIMITED LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JOHN ARNOLD,* hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

*a single man

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 412 of Four Seasons Condominium horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed in Book 6841, page 349, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Franks Limited, LLC by deed from Katie L. Coker (formerly known as Katie L. Lovett) and husband, Jeffrey T. Coker, of record in Instrument No. 20090226-0017082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2009 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131050B41200 CO.
b. All matters appearing on the Plan of Four Seasons Condominium horizontal property regime pursuant to the Tennessee Horizontal Property act of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of Four Seasons Condominiums as set forth as Exhibit D to the Master Deed of record in Plat Book 6841, page(s) 390-397, Register's Office for Davidson County, Tennessee.
d. Easement of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
e. Ingress-Egress Easement and Public Utility easement "B" of record in Book 5158, page 851, Register's Office for Davidson County, Tennessee.
f. Master Deed of record in Book 6841, page 349, as amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
g. Easement for ingress, egress and regress to and from Hillsboro Road, over upon and across, of record in Book 6869, page 157, Register's Office for Davidson County, Tennessee.
h. Easement Agreement of record in Book 6869, page 162, as re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
i. Easement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
j. Affordability Restriction Agreement and Right of First Refusal of record in Book 10797, page 693, Register's Office for Davidson County, Tennessee.

k. Easement Agreement for Ingress and Egress of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.

l. Engineer's Report of record in Book 6847, pages 125 thru 154, Register's Office for Davidson County, Tennessee.

m. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is (X) improved property known as 412 Summit Ridge Place, Nashville, Tennessee 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), his heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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 hand this 4th day of September, 2009:

FRANKS LIMITED, LLC

By: _____, CM
James Christopher David Franks, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared James Christopher David Franks, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Franks Limited, LLC, the within bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Sole Member.

Witness my hand this 4th day of September, 2009, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: _____

