BILL GARRETT, Davidson County
Trans:T20100033266 DEEDWARR
Recvd: 06/02/10 12:54 2 pgs
Fees:13.00 Taxes:1957.30
20100602-0042420

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$529,000.00

Affiant

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

My Commission Expires May 26, 2013

Subscribed and sworn to before me, this 26th day of May, 2010.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Whitney T. Frankenfield **Heather B. Frankenfield**	**Synovus Mortgage Corp.**	**Map 104, Group 01-0, Parcel 226.00**
210 38th Avenue N.	**2204 Lakeshore Drive, Suite 325**	
Nashville, TN 37209	**Birmingham, AL 35209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Seth Argo and wife, Lindsay Argo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitney T. Frankenfield and Heather B. Frankenfield , Husband and Wife

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:

Land in Davidson County, Tennessee, being the Northerly 37 feet of Lot No. 129 and the Southerly one half of Lot No. 130 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Seth Argo, single, by Warranty Deed, from Richard Ice Building Group, Inc., of record in Instrument No. 20080530-0054966, Dated May 28, 2008, Register's Office for Davidson County, Tennessee. Seth Argo has since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 109, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20080916-0094721, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 210 38th Avenue N. , Nashville, TN 37209.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 26th day of May, 2010.

Seth Argo

Lindsay Argo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Seth Argo and Lindsay Argo , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2010.

Notary Public

My Commission Expires:_____

KEITH SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **100371KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027