11-1-110

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***130,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110044682 DEEDWARR
Recvd: 07/25/11 09:40 2 pgs
Fees:13.00 Taxes:481.00
20110725-0056594

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 21st day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Megan Marks
921 Drummond Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

Churchill Mtg. Corp.
761 Old Hickory Blvd.
Brentwood TN 37027

MAP & PARCEL NOS.

MAP 119-16-0
PARCEL 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($***130,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jacob Benjamin Frank, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Megan Marks, a single woman, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 144 on the Plan of Section Two, Battlewood, of record in Book 1835, page 95 and 96 in the 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 Jacob Benjamin Frank by Warranty Deed dated April 23, 2004, from Christian Properties, Inc., of record as Instrument No. 20040427-0047492 in the Register's Office for Davidson County, Tennessee.

Megan S. Frank, spouse of Jacob Benjamin Frank, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 921 Drummond Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section Two, Battlewood, of record in Book 1835, page 95 and 96, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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 persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 21st day of July, 2011.

Jacob Benjamin Frank

Megan S. Frank

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 Jacob Benjamin Frank and Megan S. Frank, the bargainors, 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 this 21st day of July, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY