03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110065582 DEEDWARR
Recvd: 10/20/11 08:50 2 pgs
Fees:13.00 Taxes:432.90

20111020-0081558

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-2013

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Frankosky	PRIME LENDING	150-05-0-198.00
(NAME) 2825 Galesburg Drive	(NAME) 18111 PRESTON RD., #900	
(ADDRESS) Nashville, TN 37217	(ADDRESS) DALLAS, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Michael Sales and Theresa G. Sales, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Frankosky**, hereinafter called the GRANTEE (S), their heirs and/or 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 all of Lot No. 719, on the Plan of Section 17, Edge-O-Lakes Estates, as shown by plat appearing of record in Plat Book 4460, Page 44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Sales and Theresa G. Sales, Husband and Wife by Warranty Deed dated November 4, 2010, from US Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2005-7 and filed for record on November 24, 2010, in Instrument No. 20101124-0094093, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plat of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4549, Page 802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2825 Galesburg Drive, Nashville, TN 37217

File No.: 01291-1333
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 17th day of October, 2011.

Michael Sales

Theresa G. Sales

State of Tennessee
County of Sumner

Personally appeared before me Michael Sales and Theresa G. Sales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2011.

Notary Public Escrow Officer
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066