BILL GARRETT, Davidson County
Trans:T20120093895 DEEDWARR
Recvd: 12/07/12 14:30 2 pgs
Fees:13.00 Taxes:333.00
20121207-0113117

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mark H. Frank
336 Tamworth Dr.
Nashville, TN 37214

SEND TAX BILL TO:
Owner or Lender

MAP/PARCEL 095-08-00-45.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sarah Schoener, (f.k.a. Sarah Murry), and husband, Kurt Schoener,** has this day bargained and sold, and does hereby transfer and convey unto **Mark H. Frank,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee. being Lot No. 183 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Murray, single by deed from John Stephen Larkins, Heir of the Estate of Helen C. Larkins of record in Instrument 200904130032914, Register's Office for Davidson County, Tennessee, dated April 9, 2009, recorded April 13, 2009.

This is improved property known as: **336 Tamworth Dr., Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made All matters shown on the Plan of record in Book 1835, page 92, Register's Office for Davidson County, Tennessee. Restrictions and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of November, 2012

Sarah Schoener

Sarah Schoener
(fka Sarah Murry)

Kurt Schoener

Kurt Schoener

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sarah Schoener and Kurt Schoener,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of November, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of November, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires