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Box 44

BILL GARRETT, Davidson County
Trans:T20130039771 DEEDWARR
Recvd: 05/13/13 13:41 2 pgs
Fees:13.00 Taxes:662.30
20130513-0048098

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $179,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2013. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Address New Owner As Follows: Marisa L. Frank, Robin G. Frank and Ruth E. Frank 5305 Louisiana Avenue Nashville, TN 37209	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Map-Parcel Number: 091-07-0-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan A. Cinefro and Jessica Cinefro, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marisa L. Frank, an unmarried woman, and Robin G. Frank and Ruth E. Frank, husband and wife, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1210 and 1212, Block 20, of Plan No. 2, as shown on the map entitled West Nashville, of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan A. Cinefro and Jessica Cinefro, husband and wife, by deed from For A Song Properties, LLC, of record as Instrument No. 20100512-0036620, dated May 4, 2010, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

This is improved property known as: **5305 Louisiana Avenue, 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, their heirs and assigns, forever; and we covenant with 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 is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of May, 2013.

Nathan A. Cinefro by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20130513004809 6, RODCT.

Jessica Cinefro by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20130513004809 7, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Nathan A. Cinefro and Jessica Cinefro, and who acknowledged that he executed the same as the free act and deed of the said Nathan A. Cinefro and Jessica Cinefro.

Witness my hand and official seal this 10th day of May, 2013.

Notary Public

My Commission Expires: 11/05/2014

WESLEY D. TURNER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

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