BILL GARRETT, Davidson County
Trans:T20130064204 DEEDWARR
Recvd: 07/29/13 08:21 2 pgs
Fees:13.00 Taxes:847.30
20130729-0078181

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Eldon Franks
939 Russell Street, #16
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Summit Funding, Inc., ISAOA, ATIMA
278 Franklin Road, Suite 245
Brentwood, TN 37027

MAP	**82**
GROUP	**16B**
PARCEL	**305**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James E. Anderson,** married, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eldon Franks and wife, Elizabeth Franks**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium being Unit #305 in the Plan of Russell Street Commons III, of record in Book 6900, page 375, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to James E. Anderson by deed dated from Claudia J. Gray, an unmarried person, dated 1/8/04 and recorded 1/8/04 of record in Instrument No. 20040108-0003231, Register's Office for Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or the Grantor's Spouse.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **939 Russell Street, #16, Nashville, Tennessee 37206.**

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, GRANTOR does covenants with the said GRANTEES 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **24th** day of **July, 2013.**

James E. Anderson by Erika Anderson, his Attorney in Fact

James E. Anderson by Erika Anderson, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Erika Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **James E. Anderson**, the bargainor, and that as said Attorney in Fact, she executed the within Warranty Deed on his behalf for the purposes therein contained by signing the name of **James E. Anderson** as his free act and deed.

WITNESS my hand and official seal this 24th day of July, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $229,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of July, 2013.

Tisha C. Baldwin
NOTARY PUBLIC
My Commission Expires: 3/30/2015

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE