BILL GARRETT, Davidson County
Trans:T20130076925 DEEDWARR
Recvd: 09/05/13 11:08 2 pgs
Fees:13.00 Taxes:987.90
20130905-0093763

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 267,000.00 Affiant Subscribed and sworn to before me, this 3rd day of September, 2013. Notary Public My commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KRISTEN M FRANKS **KIMBERLY FRANKS**	New Owners	
1520 RIVERSIDE DR	1520 Riverside Dr	**072-15-0/248.0**
NASHVILLE, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DANA B. WAITS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTEN M FRANKS, UNMARRIED and KIMBERLY A. FRANKS, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lot No. 22 of the Map showing M.P. Estes Subdivision of Lots 1, 2, 4, 5, 6, 7, 8, 9 and Part of Lots No. 10, 11, 12, 13 in Sharpe & Horns 6th Addition, which plat is of record as Instrument No. 20011024-0116278, said Register's Office. To which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Dana S. Borum, unmarried by Warranty Deed from Roger Tucker, unmarried, dated 12/29/2004 recorded on 01/05/2005 in Instrument No. 20050106-0002178 said Register's Office for said County. Dana S. Borum has since married and is now known as Dana B. Waits. Robert Waits will join in the conveyance to transfer any marital interest in the property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1520 RIVERSIDE DR, NASHVILLE, TN 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 we do 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 in 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 GRANTEES, 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.

DBW RMW

Witness my/our hand(s) this 3rd day of September, 2013.

D-B Waits

DANA B. WAITS

R Watts

ROBERT WAITS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DANA B. WAITS AND ROBERT WAITS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2013.

Notary Public

My Commission Expires: 3-01-16

