File # G-25565-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103841 DEEDWARR
Recvd: 12/12/13 09:14 2 pgs
Fees:13.00 Taxes:536.50
20131212-0125740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/11/17
(AFFIX SEAL)

TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Marty	First Tennessee Bank	Map 131-1-D
(NAME)	(NAME)	Parcel 183.00 CO
5025 Hillsboro Road Apartment 21-I	23 White Bridge Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **CARLY W. FRAMPTOM AND HUSBAND, CONNER FRAMPTOM** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN MARTY, 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 Unit No. 183 also known as 21-I on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, said Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-laws, of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended hereto in Book 5211, page 345, said Register's Office.

Being the same property conveyed to Carly W. McNeill, an unmarried woman, by Warranty Deed from Angela D. Stewart, unmarried, filed for record on October 26, 2006 in Instrument No. 20061113-0139886, Register's Office for Davidson County, Tennessee. Carly W. McNeil has since married and now goes by the name of Carly W. FramptoM

Conner Frampton joins in executing this deed to convey any and all marital rights he may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 4, said Register's Office; (c) Master Deed contained in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office; and (d) Charter of record in Book 5233, page 459, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **5025 Hillsboro Road Apartment 21-I, Nashville, TN 37215**

(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 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 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 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.

Witness our hands this 5th **day of December, 2013.**

Carly W. Framptom

Carly W. Framptom

Conner Framptom

Conner Framptom

ACKNOWLEDGMENT

STATE OF KENTUCKY
COUNTY OF McCracken

Personally appeared before me, the undersigned, of said County, **Carly W. Framptom and Conner Framptom**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2013.

Commission expires: 7/7/14

Lora Riley #469193

Notary Public

"Notary Public"
Lora Riley
State at Large, Kentucky
My Commission Expires on 7/7/14