WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106322 DEEDWARR
Recvd: 12/23/13 09:13 2 pgs
Fees:13.00 Taxes:1106.30
20131223-0128983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SODERSTROM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2321 21st Avenue South, Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen E. Winkelmann	Same as new owner	131-08-0C-007.00 CO
(NAME)	(NAME)	
4033 Franklin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DIANA FRANKUM, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN E. WINKELMANN, MARRIED, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. (G) of Lot 4 of Colony Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 6250, Page 116, as amended by Exhibit "D" to the Master Deed of record in Book 6379, Page 242, said Register's Office, to which source reference Is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to ROBERT E. FRANKUM AND WIFE, DIANA FRANKUM, by deed from ROGER BARNETT AND WIFE, PAMELA BARNETT, of record as Instrument No. 20060606-0066817, dated June 2, 2006, said Register's Office. The said Robert E. Frankum having since died on or about November 16, 2010, leaving Diana Frankum as the surviving tenant by the entirety.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan to the Master Deed of record in Plat Book 6250, Page 116, as amended by Exhibit "D" to the Master Deed of record in Book 6379, Page 242, said Register's Office, to which source reference is hereby made for more complete details of description, together with the Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 106 Colony Ct., Nashville, TN 37204

(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 19th day of December, 2013.

Diana Frankum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Frankum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nash, this 19th day of December, 2013

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14