THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040573** BILL GARRETT, Davidson County Trans:T20140031873 DEEDWARR Recvd: 05/08/14 09:38 2 pgs Fees:13.00 Taxes:3477.74 20140508-0039349	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $39,930.00. Affiant Subscribed and sworn to before me, this5th day of May, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust 4300 Parkview Circle Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13104017100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaffer Home Services, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 25, MAP OF M. N. YOUNG'S PARK VIEW SUBDIVISION, as shown on plat of record in Plat Book 547, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shaffer Home Services, LLC, a Tennessee limited liability company by Warranty Deed from Judith A. Sory, Executrix of the Estate of Ruby Williams Biles, recorded on the 31st day of May, 2013 in Instrument No. 20130531-0055152, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M. N. YOUNG'S PARK VIEW SUBDIVISION, as recorded in Plat Book 547, Page(s) 173.

Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions recorded in Book 910, Page 367 and Book 1025, Page 335 (expired).

Easement for Sewer/Storm Drainage, recorded in Book 3956, Page 972.

This is improved property located at 4300 Parkview Circle Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2014.

Shaffer Home Services, LLC

By: Vance Allan Shaffer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vance Allan Shaffer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a member of Shaffer Home Services, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014