WARRANTY DEED

FSBO14-0112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-13-17
(AFFIX SEAL)

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Edward Braden	New Owner	
112 Lincoln Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		130-01-056.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN J. FRANTZ AND WIFE, KELLY R. FRANTZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK EDWARD BRADEN AND WIFE, SARAH KATHARINE BRADEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 15 & 16, Block 1, on the Plan of The Courts of Belle Meade, of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly L. Reese, unmarried by Warranty Deed from Mettie Barton Fisher, married, of record in Book 9034, Page 829, Register's Office for Davidson County, Tennessee, dated July 29, 1993 and recorded on August 3, 1993.

Being the same property conveyed to Kevin J. Frantz and wife, Kelly R. Frantz by Quitclaim Deed from Kelly L. Reese, now Kelly R. Frantz, of record in Book 11395, Page 13, Register's Office for Davidson County, Tennessee, dated March 12, 1999 and recorded on March 22, 1999.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 547, Page 141; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 112 Lincoln Court, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of July, 2014.

Kevin J. Frantz by Kelly R. Frantz his attorney in fact.
Kevin J. Frantz

Kelly R. Frantz
Kelly R. Frantz

BILL GARRETT, Davidson County
Trans: T20140055499 DEEDWARR
Recvd: 07/31/14 10:08 2 pgs
Fees: 13.00 Taxes: 2294.00
20140731-0068238

STATE OF Florida

COUNTY OF St Johns

On this the 16th day of July, 2014, before me personally appeared ~~Kevin J. Frantz and wife,~~ Kelly R. Frantz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of July, 2014.

Notary Public

My Commission Expires: Oct 11, 2015

MATT SENN
MY COMMISSION # EE 137271
EXPIRES: October 11, 2015

(SEAL)

STATE OF FL

COUNTY OF St Johns

On this the 16th day of July, 2014, before me personally Kelly R. Frantz appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin J. Frantz and who acknowledged he/she/they executed the same as the free act and deed of the said Kevin J. Frantz.

Witness my hand and official seal, this the 17th day of July, 2014.

Notary Public

My Commission Expires: Oct 11, 2015

MATT SENN
MY COMMISSION # EE 137271
EXPIRES: October 11, 2015

(SEAL)

After Recording Return To:
Limestone Title & Escrow, LLC
9505 Williamsburg Plaza, Suite 201
Louisville, KY 40222

This Instrument Prepared By:
Lee B. Harris
Lee B. Harris - Attorney at Law
Limestone Title and Escrow, LLC
320 Whittington Pkwy. #108
Louisville, KY 40222
(502) 632-2277