BOX 50-3

PREPARED BY: BANKERS TITLE & ESCROW CORP

RETURN TO: 5107 MARYLAND WAY STE. 115 BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14071328

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $188,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public
My Commission Expires: 2/4/2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Virginia McFarland 909 Fallview Trail Nashville TN 37211	NYCB MORTGAGE COMPANY,LLC 1801 East Ninth Street, Ste. 200 Cleveland, OH 44114	Tax Parcel ID No. 172120B01100CO

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, **Justin Frank and Tiffany Frank, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia McFarland, an unmarried woman**, ("Grantee"), her 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 No. 28 on the Plan of Bradford Hills of record in Plat Book 7900, Page 6, amended in Book 7900, Page 110 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 Justin Frank and wife, Tiffany Frank by deed from Steven T. Perkins and wife, Wendy R. Perkins of record in Instrument No. 20090729-0070845 Register's Office for Davidson County, Tennessee, dated July 27, 2009 and recorded on July 29, 2009.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, amended in Plat Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8071, page 531, Book 8377, page 769 and 808 and Book 10208, page 940 and 781, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20140056097 DEEDWARR
Recvd: 08/01/14 12:24 2 pgs
Fees:13.00 Taxes:695.60

20140801-0069024

Bylaws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 8292, Page 153, in the Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, Page 304, and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8377, Page 769 and 808, and in Book 10208, Page(s) 940 and 781, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 909 Fallview Trail Nashville TN 37211

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 31st day of July, 2014.

Justin Frank

Tiffany Frank

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Frank and Tiffany Frank, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018