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BILL GARRETT, Davidson County
Trans:T20140074452 DEEDWARR
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Fees:13.00 Taxes:1850.00
20141002-0091311

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 16 day of September , A.D., 2014 , by and between

Carrie C. Frondorf n/k/a Carrie C. Erickson and Jacob M. Erickson, wife and husband

First Parties, and

Edward R. Marx, a single man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 40 FEET OF LOT NO. 407 AND THE EASTERLY 10 FEET OF LOT NO. 409, BLOCK 20 OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS FRONT TOGETHER 50 FEET ON THE NORTHERLY MARGIN OF DAKOTA AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CARRIE C. FRONDORF AND JACOB M. ERICKSON, WIFE AND HUSBAND BY DEED FROM PATRICK M. BOSWELL AND WIFE, HALEY C. BOSWELL RECORDED ON JULY 2, 2013 OF RECORD IN INSTRUMENT NO. 20130702-0068125 AND CORRECTED IN INSTRUMENT NO. 20130731-0079947, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Edward R. Marx
4508 Dakota Avenue
Nashville, TN 37209

RESPONSIBLE TAXPAYER:
New Owner

CLT # Map & Parcel 91-16-126

MR-BR-10241-07164

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Carrie C Frondorf n/k/a

x Carrie C. Erickson
Carrie C. Frondorf n/k/a Carrie C. Erickson

x Jacob M. Erickson
Jacob M. Erickson

✓STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, Carrie C. Frondorf n/k/a Carrie C. Erickson and Jacob M. Erickson, wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of September, 2014.

✓ Robert D Goodwin
Notary Public

My Commission Expires: 10/16/2021

ROBERT D. GOODWIN
Marion County
My Commission Expires
October 16, 2021

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $500,000.00. Affiant Edward R Mann.

Subscribed and sworn to before me this 29th day of September, 20 14.

My Commission Expires: 5/8/18

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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