WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081143 DEEDWARR
Recvd: 10/28/14 11:47 2 pgs
Fees:13.00 Taxes:469.90
20141028-0099322

JUDITH G. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Catherine D. Massie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2014

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine D. Massie	Prospect Mortgage, LLC	120-09-0/134.00
(NAME)	(NAME)	
1314 Winthorne Drive	15301 Ventura Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Sherman Oaks, CA 91403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patti Frank, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine D. Massie, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5C-18 on the Plan of Glengarry Park, Section 5-C, as of record in Plat Book 3500, page 54, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Will Frank and Patti Frank by deed from Andy J. Mosley and Glena R. Mosley, dated July 8, 2002 and filed for record July 11, 2002 as Instrument NO. 20020711-0083711 in the Register's Office for Davidson County, Tennessee. The said Will Frank having died May 3, 2012 the property is vested to Patti Frank as surviving tenant.

Subject to any and all matters appearing on the Plan of record in Plat Book 3500, page 54, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3613, page 464, Register's Office for Davidson County, Tennessee.

The current years taxes have been prorated between the parties and assumed by the Grantee(s).

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easement for public utilities.

unimproved ☐

This is improved ☒ property, known as 1314 Winthorne Drive, Nashville, TN 37217

(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 my hand this 24th day of October, 2014.

Patti Frank

Patti Frank

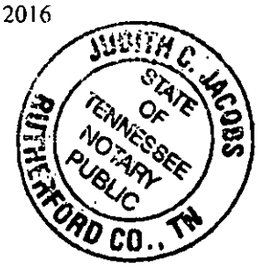
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Patti Frank the bargainor (s), 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 Nashville, Tennessee this 24th day of October, 2014.

Commission expires: February 22, 2016



Judith C. Jacobs Notary Public