WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150007286 DEEDWARR
Recvd: 01/29/15 13:15 2 pgs
Fees: 13.00 Taxes: 3700.00
20150129-0008612

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max R. Goldberg	SunTrust Mortgage, Inc.	11611000700
(NAME)	(NAME)	
423 Ellendale Avenue	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, **ALMA ALEXANDER FRANKS, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAX R. GOLDBERG, 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:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 9 of Block "B" in the Subdivision of the Thomas H. Malone and Ellen Fall Malone Lands, known as "Honeywood Addition" and according to a plan thereof made by W. B. Southgate, but not recorded, is described as follows:

Beginning on the Westerly margin of Ellendale Avenue, at the Northeast corner of Lot No. 8 on said plan; thence Northwardly along the Westerly margin of said Avenue, 225 feet to the Southeast corner of Lot No. 10; thence Southwesterly along the line between Lots Nos. 9 and 10, 198 feet to the Northeast corner of Lot No. 7; thence Southerly along the Easterly line of Lot No. 7, 24 feet to the Northwest corner of Lot No. 8; thence with the line between Lots Nos. 8 and 9, Southeasterly 255 feet to the beginning.

Being the same property conveyed to Michael Franks and wife, Alma Alexander Franks by Warranty Deed from Frank W. Fletcher and wife, Mary Dake Fletcher, recorded on the 1st day of June, 1984 in Deed Book 6306, Page 131, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) restrictive covenants of record in Book 702, page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 423 Ellendale Avenue, Nashville, TN 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 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 29th day of January, 2015.

Alma Alexander Franks

Alma Alexander Franks

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 Alma Alexander Franks, the bargainor, 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 29th day of January, 2015.

Commission expires:

Kathy Snider

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018