THIS INSTRUMENT PREPARED BY:
CROSSLAND TITLE
10207 TECHNOLOGY DRIVE
SUITE 103
KNOXVILLE, TENNESSEE 37932
20155186

BILL GARRETT, Davidson County
Trans:T20150016056 DEEDWARR
Recvd: 03/04/15 14:30 2 pgs
Fees:13.00 Taxes:444.00
20150304-0019066

WARRANTY DEED

THIS INDENTURE is made this the *26th day of February, 2015* by and between

NYASHA N. JUSTICE, AN UNMARRIED WOMAN, hereinafter referred to as "Grantor"

and

JOHN L. FRANK, SR., AN UNMARRIED MAN, hereinafter referred to as "Grantee."

WITNESSETH

THAT, Grantors, for and in consideration of the sum of ten dollars ($10.00), and other good and valuable consideration in hand, paid by the hereinafter named grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantees that certain real property and premises described as follows:

BEING UNIT NO. 101 ON THE PLAN OF PHASE ONE, PROVINCETOWN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20031119-0168785 EXHIBIT "A-1", REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NYASHA N. JUSTICE FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY WARRANTY DEED DATED MAY 11, 2007 OF RECORD IN INSTRUMENT NO. 20070515-0058155, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: ***5801 Monroe Xing #101, Antioch, TN 37013***

With the hereditaments and appurtenances thereto appertaining, to have and to hold the said premises to Grantees, and Grantees successors, heirs, executors, administrators, and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Grantors, for Grantors and Grantor's successors and assigns, does hereby covenant with Grantees, and Grantee's successors, heirs, executors, administrators and assigns, that Grantors is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all

encumbrances, except taxes for the current year of 2015 which are to be prorated between parties, and that Grantors will forever warranty and defend said premises and the title thereto against the lawful claims of all persons whomsoever.
Whenever in this instrument pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantors has hereunto set Grantor's hand and seal the day, month and year first above written.

NYASHA N. JUSTICE

STATE OF TENNESSEE
COUNTY OF Williamson

BEFORE me, the undersigned authority, a Notary Public, in and for said County and State aforesaid, personally appeared **NYASHA N. JUSTICE,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath acknowledged that **she** executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, **Tennessee** this the 26 day of February, 2015.

My Commission expires: 7.2.17

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, which is greater, is $120,000.00

AFFIANT

Subscribed and sworn to before me this the 26 day of February, 2015.

Notary Public

My Commission Expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NEW OWNERS AND ADDRESS:	*SEND TAX BILLS TO:*
JOHN L. FRANKS, SR. *5801 Monroe Xing #101* *Antioch, TN 37013*	SAME *TAX ID:163 16 0A 001.00*