BILL GARRETT, Davidson County
Trans:T20150016337 DEEDWARR
Recvd: 03/06/15 10:57 2 pgs
Fees:13.00 Taxes:407.00
20150306-0019345

Record & return:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $110,000.00. R Mary Holst Affiant Subscribed and sworn to before me, this 2nd day of March, 2015. ROBERT M. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 5-3-16

Address New Owner As Follows: Barbara J. Hudson 470 Flintlock Court Nashville, TN 37217	Send Tax Bills To: Primary Residential Mortgage 1480 North 2200 West Salt Lake City, UT 84116	Map-Parcel Number: 135-16-0B-034.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHAEL J. FRANKS AND LARRY S. FRANKS, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BARBARA J. HUDSON, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 34, as shown on the map entitled Woodridge at Nashboro Village, of record as Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachael J. Franks and Larry S. Franks, wife and husband, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20050407-0038529, dated March 25, 2005, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as

and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Subject to all matters on Plat Book 4660, page 157 and Instrument No. 20021120-0143949, Register's Office for said County.

3. Declaration of Protective Covenants, Conditions, Liens, Easements and Restrictions of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281, and in Instrument No. 20050520-0056888, Register's Office for said County.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, Register's Office for said County.

5. Design Standards for Nashboro Village of record in Instrument No. 20020507-0056331, Register's Office for said County.

6. By-Laws of Woodridge at Nashboro Village Homeowner s Association, Inc., of record in Instrument No. 20021106-0136459, Register's Office for said County.

7. Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, Register's Office for said County.

8. Reserved Easement of record in Book 10110, page 854, Register's Office for said County.

9. Grant of Overhead Line Easement of record in Book 4821, page 105, Book 4821, page 111, and Book 11594, page 299, Register's Office for said County.

This is improved property known as: **470 Flintlock Court, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of March, 2015.

Rachael J. Franks

Larry S. Franks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachael J. Franks and Larry S. Franks, the within named bargainor, 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 2nd day of March, 2015

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

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