(1)

WARRANTY DEED

File #15-0022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,250.00.

Affiant

Subscribed and sworn to before me on 13th day of March, 2015.

NOTARY PUBLIC

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cheryl S. Huff 210 Hearthstone Manor Ln. Brentwood, TN 37027	Same as New Owner	160-15-0A-070.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Frangos, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Cheryl S. Huff, an unmarried woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Unit 70, PLAN OF HEARTHSTONE MANOR, PHASE IV, a planned unit development, as shown on plat of record in Plat Book 6250, Page 990, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHARLES FRANGOS, SOLE OWNERSHIP, by Warranty Deed from MARK LYNN, AN UNMARRIED PERSON, of record as Instrument No. 20091229-0117869, dated December 17, 2009, said Register's Office.

The undersigned, Gala E. Gorman, spouse of Charles Frangos, joins in the execution of this instrument for the purpose of conveying to the Grantee all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 210 Hearthstone Manor Ln., Brentwood, TN 37027.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, 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 persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150018911 DEEDWARR
Recvd: 03/16/15 14:04 2 pgs
Fees:13.00 Taxes:970.33
20150316-0022387

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 our hands on March 12th, 2015.

Grantor:

Charles Frangos

Grantor:

Gala E. Gorman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Charles Frangos**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2015.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gala E. Gorman**, the within named 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, at office, this 12th day of March, 2015.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY