This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/31/15 08:01 3 pgs
Fees:18.00 Taxes:973.10
20150731-0075436

WARRANTY DEED

THIS INDENTURE made and entered into this 8TH day of July, 2015, by and between Whitney H Schrader, unmarried, party of the first part, and Whitney Frankenfield and Heather Frankenfield, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT 10, BLOCK 8, ON THE MAP OF CHARLOTTE PARK COMPANY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 160 AND 161, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT 10 FRONTS 52 FEET ON THE NORTHERLY SIDE OF PARK AVENUE AND RUNS BACK BETWEEN LINES 150 FEET TO AN ALLEY, MEASURING 61.98 THEREOF.

Being all or part of the same property conveyed to Whitney H. Schrader by virtue of that certain Warranty Deed dated March 31, 2009, at Instrument No. 20090402-0029639 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I amlawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Whitney H Schrader

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On 8th July 2015 before me, Jay G. Patel, Notary Public
(insert name and title of the officer)

personally appeared Whitney H Schrader,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jay G. Patel
COMM. #1986535
NOTARY PUBLIC • CALIFORNIA
San Francisco County
Commission Expires July 29, 2016

Signature _____ **(Seal)**

Property Owner & Address: Whitney Frankenfield and Heather Frankenfield
210 38th Ave, Nashville, TN 37209

Tax Parcel No 09213005000

Property Address: 3720 Park Avenue
Nashville, TN 37209

MAIL TAX BILLS TO: Owners at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $263,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of July, 2015.

Notary Public

My Commission Expires: 1.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY