THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1679

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katya Hall-Frank 3917 Westmont Avenue Nashville, TN 37215	NEW OWNER	116-4-199.00

BILL GARRETT, Davidson County
Trans:T20150067091 DEEDWARR
Recvd: 08/12/15 11:17 2 pgs
Fees:13.00 Taxes:1039.70
20150812-0080692

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $281,000.00

Affiant

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me, this the 6th day of August, 2015.

Notary Public

My Commission Expires: 7/3/2017
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **George Henry Sprague, III and wife, Shauna Sprague,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katya Hall-Frank, an unmarried woman,** 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 Davidson County, Tennessee, being Lot No. 2A, on the Plan of Zone Lot Division, Lot No. 1, 2 & 3, Westhurst Subdivision, as of record in Plat Book 5190, page 765, amended in Book 6250, page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George Henry Sprague, III and wife, Shauna Sprague by Quitclaim Deed from Shauna D. Bledsoe, dated December 22, 2009, recorded January 4, 2010, of record in Instrument No. 20100104-0000191, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Shauna D. Bledsoe, unmarried by Warranty Deed dated February 15, 2005, recorded March 4, 2005, of record in Instrument No. 20050304-0024424, said Register's Office.

Shauna D. Bledsoe and Shauna Sprague are one in the same person.

This is ☒ Improved OR ☐ Unimproved property located at: **3917 Westmont Avenue, Nashville, TN 37215**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

GHS
SS

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **August, 2015.**

GRANTOR(S)

George Henry Sprague III

Shauna Sprague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **George Henry Sprague III and Shauna Sprague** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **August, 2015.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

After Recording, return to:

MAGNOLIA TITLE & ESCROW

615 MAIN STREET, STE B2
NASHVILLE, TN 37206