NEW OWNER:

Alexander D. Franke
474 Old Towne Drive
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0796

Map 160 Group 16-0-C Parcel 050.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150070925 DEEDWARR
Recvd: 08/21/15 12:35 2 pgs
Fees:13.00 Taxes:828.80
20150821-0084621

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Four Thousand and 00/100 Dollars** (**$224,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **WHITNEY ELIZABETH FRANKE**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALEXANDER D. FRANKE, A SINGLE PERSON** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 50, THE TERRACES AT BRENTWOOD CHASE (A REVISION OF OLD TOWNE AT BRENTWOOD CHASE) as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Whitney E. Franke, unmarried, by Warranty Deed from Heather Barksdale, unmarried and Lucy M. Barksdale, unmarried, dated November 20, 2009, and of record Instrument No. 20091125-0108221, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 474 Old Towne Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **August, 2015**.

Whitney Elizabeth Franke
WHITNEY ELIZABETH FRANKE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, WHITNEY ELIZABETH FRANKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **August, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Erika Piland
NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ **224,000.00** .

Alexander Hayden Lewis
AFFIANT

Sworn to and subscribed to before me this 19th day of **August, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Erika Piland
NOTARY PUBLIC

My commission expires: