WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad M. Lindsay Caroline Lindsay	Georgia Evans	075 13 0 088.00
(NAME)	(NAME)	
133 Bonnabrook Dr.	139 Charter Pl.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/29/15 15:15 2 pgs
Fees:13.00 Taxes:499.13
20151029-0110289

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard J. Frankel and Susette J. Frankel,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brad M. Lindsay and Caroline Lindsay, husband and wife,** 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. 326 on the Plan of Hermitage Hills, Section 4, of record in Plat Book 2900, Page 136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard J. Frankel and wife, Susette J. Frankel by Warranty Deed from Steven E. Armstrong and wife, Monte S. Armstrong, dated March 30, 1998 and recorded April 3, 1998 in Book 10870, Page 657, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 2900, page 136, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 133 Bonnabrook Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 26th day of October, 2015.

Richard J. Frankel

Susette J. Frankel

State of Tennessee
County of Sumner

Personally appeared before me Richard J. Frankel and Susette J. Frankel, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2015.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2016

File No.: 20151181

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.