Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this 25th day of November 2015.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20150101156 DEEDWARR
Recvd: 11/30/15 14:12 2 pgs
Fees:13.00 Taxes:1720.50
20151130-0120562

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Brault	New owner	16800022300 &
609 Harpeth Lane		16800022400
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Frank Frey and wife Jane Frey hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jennifer Brault and Pierre-Alexander Brault, Wife and Husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Plan of Old Harpeth Farms, as of record in Plat Book 8250, page 797, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to R. Frank Frey and wife, Jane Frey by Quitclaim deed from Gerald A. Sullivan and wife, Marsha C. Sullivan of record in Book 10756, page 900, dated November 20, 1997, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2)) All matters appearing on plan of Old Harpeth Farms of record in Book 8250 Page 797, Register's Office for Davidson County, Tennessee

This property is improved property known as 605 & 609 Harpeth Lane, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 20th day of November, 2015.

Frank Frey

Frank Frey

Jane Frey

Jane Frey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Frey and Jane Frey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of November, 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09205