BILL GARRETT, Davidson County
Trans:T20150107927 DEEDWARR
Recvd: 12/22/15 10:07 2 pgs
Fees:13.00 Taxes:1065.05
20151222-0128468

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,850.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2015.

Notary Public

My commission expires: 5-27-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mardee Ann Thomas	Mardee Ann Thomas	**133-13-0-104.00**
4704 Danby Drive	4704 Danby Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie E. Franks, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mardee Ann Thomas

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(s) 29, as shown on the map entitled the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEREMY SNOW AND JULIE FRANKS-SNOW, HUSBAND AND WIFE, by deed from ALEJANDRA DIAZ GUERRA, UNMARRIED, of record in Instrument No. 20140304-0018233, dated February 27, 2014, said Register's Office. Being further conveyed to JULIE E. FRANKS, by Quitclaim Deed from JEREMY C. SNOW, of record in Instrument No. 20151022-0107590, dated September 21, 2015, said Register's Office.

The said Julie Franks-Snow is now known as Julie E. Franks.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **4704 Danby Drive, Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 16th day of December, 2015.

Julie Franks

Julie E. Franks

STATE OF Washington
COUNTY OF Kitsap

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Julie E. Franks** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of **December, 2015.**

Craig Miller

Notary Public

My Commission Expires: 6/25/18

CRAIG L. MILLER
NOTARY PUBLIC
COMMISSION EXPIRES
06-25-18
STATE OF WASHINGTON