WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035091 DEEDWARR
Recvd: 04/28/16 12:12 2 pgs
Fees:13.00 Taxes:1276.50
20160428-0041538

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

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua A. Frank	Same as Owner	11502010900
(NAME)	(NAME)	
704 Clematis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nancy Lou Steele and Kathryn Beatrice Farler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua A. Frank and Sabine R. Frank, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 143, on the Plan of Crest Meade, Section 3, as shown by plat of record in Plat 2331, Page 150, in the 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 Stanley R. Brumfield and wife Juanita M. Brumfield by Warranty Deed dated 05/18/1966 from W. Lamar Mote and wife, Emmie Lou Mote of record in Book 4020, Page 786, Register's Office for Davidson County, Tennessee. The said Juanita M. Brumfield died June 14, 2014 leaving Stanley R. Brumfield as the sole tenant.

Further being the same property conveyed to Nancy L. Steele and Kathryn B. Farler by Order for Muniment of Title dated 02/11/2016 from the Estate of Stanley R. Brumfield of record in Instrument 201602170014778, Register's Office for Davidson County, Tennessee.

Said Stanley Ross Brumfield died testate on 12/22/2015 devising subject property to Kathryn Beatrice Farler and Nancy Lou Steele as evidenced by the Last Will and Testament of Stanley Ross Brumfield filed in Will Instrument 201602170014779, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to all matters as set forth per Book 2331, Page 150, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 704 Clematis Drive, Nashville, TN 37205

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 27th day of April, 2016

Nancy Lou Steele

Nancy Lou Steele

Kathryn Beatrice Farler by Nancy Lou Steele

Kathryn Beatrice Farler by Nancy Lou Steele, Attorney-in-Fact

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 **Nancy Lou Steele**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of April, 2016

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Nancy Lou Steele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **Kathryn Beatrice Farler**, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an Instrument No. *20160428-0041537, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of April, 2016

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 01288-30761
SMG TN Warranty Deed