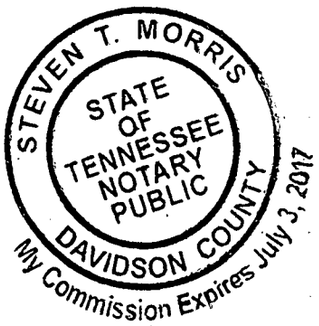
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before ~~me, this~~ the 24th day of May, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Ringel Celeste Alayne Wellman-Ringel		
5718 Chadwick Lane	New Owners	073-01-0-112-00
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KRISTINE LEW FRANKENHEIMER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN RINGEL AND CELESTE ALAYNE WELLMAN-RINGEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 48 on the Map of Happy Valley, Section "C", not of record, described according to a survey by Z.J. Wilkinson, Surveyor, 9/2/45, and further described by a survey of Southern Land and Associates, dated 8/14/76, as follows:

Beginning at a point on the Southeasterly margin of Bobby Avenue located Northwestwardly 775 feet, more or less, from the intersection of the Southeasterly margin of Bobby Avenue and the Northeasterly margin of Cooper Lane, said point also being the Northeasterly corner of Lot No. 47 as conveyed to Benny T. Houchin, et ux, by deed from Charles E. Evans et ux, of record in Book 5015, Page 278, Register's Office for said County; thence, with Houchin's Northeasterly property line Southeastwardly 140 feet to a point on the Northwesterly rear line of Lot No. 6 on the plan of Virginia Manor, of record in Book 1835, Page 22, said Registers Office; thence with the Northwesterly rear lines of Lots Nos. 6 and 5, Virginia Manor, Northeastwardly 100 feet, to the Southwesterly corner of Lot No. 49 on the Map of Happy Valley, Section "C", as conveyed to Nell Bowen by deed from Logan Altman Harris et ux of record in Book 3896' Page 839, said Registers Office; thence with Bowen's Southwesterly property line Northwestwardly 140 feet to a point on the Southeasterly margin of Bobby Avenue; thence with the Southeasterly margin of Bobby Avenue, Southwestwardly 100 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20160045262 DEEDWARR
Recvd: 05/27/16 16:05 2 pgs
Fees:13.00 Taxes:925.00
20160527-0054023

Being the same property conveyed to Kristine Lew Frankenheimer, an unmarried woman by Warranty deed from Scott Patrick Wells, unmarried of record in Instrument No. 20130701-0067804 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 1, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2730 Bobby Avenue, Nashville, TN 37216-2947.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2016.

Kristine Lew Frankenheimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristine Lew Frankenheimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2016.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public