RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167731

BILL GARRETT, Davidson County
Trans:T20160064541 DEEDWARR
Recvd: 07/27/16 10:42 2 pgs
Fees:13.00 Taxes:510.60
20160727-0077248

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Rebecca Shukis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016.

NOTARY PUBLIC

My commission expires: 6/19/16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Frank 365 Yorkshire Circle Nashville, Tennessee 37211	Same address as new owner	161 11 0C 026.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Eight Thousand and 00/100 Dollars ($138,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JESSICA F. MATTINGLY, SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MEGAN FRANK, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being described as Building "E" Unit No. 503, on the Resubdivision of Lot No. 2, Phase IV, on the Plan of The Villages of Brentwood, a Planned Unit Development, of record in Plat Book 6900, page 614, Register's Office of Davidson County, Tennessee, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Jessica F. Mattingly, single woman, by Warranty Deed from Amanda M. Wyler, unmarried, dated 6/27/2013, recorded 7/1/2013, of record in Instrument #20130701-0067915, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 365 Yorkshire Circle, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, page 614; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 22nd day of July, 2016.

JESSICA F. MATTINGLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jessica F. Mattingly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of July, 2016.

Notary Public

Artrinna Minnis
Printed Notary Name

My commission expires: 3-10-2019

