WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170021994 DEEDWARR
Recvd: 03/15/17 09:21 2 pgs
Fees: 13.00 Taxes: 1054.50
20170315-0025230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan T. Basler and Lindsey Sublett	new owner	083 04 0 085.00
(NAME)	(NAME)	
2424 Pafford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jon-Paul Frappier and Leslie Frappier, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan T. Basler and Lindsey Sublett**, both single, tenants in common with the right of survivorship, 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 No. 76, on the Plan of Rosebank Park, as shown on plat of record in Plat Book 1835, page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leslie Prince and Jon-Paul Frappier, as joint tenants with right of survivorship by Warranty Deed from The 2424 Pafford Drive Trust, First Jordan, LLC, as Trustee, dated June 17, 2005 and recorded June 21, 2005 as Instrument No. 20050621-0070755, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jon-Paul Frappier and Leslie Frappier, husband and wife by Quitclaim Deed from Leslie Prince and Jon-Paul Frappier, dated March 9, 2007 and recorded March 16, 2007 as Instrument No. 20070316-0032563, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-171132SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2424 Pafford Drive, Nashville, TN 37206

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 we do covenant with the said Grantees that we 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; 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 our hands this 13th day of March, 2017.

Jon-Paul Frappier

Leslie Frappier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jon-Paul Frappier and Leslie Frappier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2017.

Notary Public

My Commission Expires: September 7, 2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

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