Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1115

BILL GARRETT, Davidson County
Trans: T20170036446 DEEDWARR
Recvd: 05/01/17 12:04 2 pgs
Fees: 13.00 Taxes: 1842.23
20170501-0042488

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kim Sandler Rhodes, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis C. Frazier** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Unit No. 16D-B on the plan of Cherokee Crossing Town Homes, a Horizontal Property Regime withe Private Elements, as set out in Master Deed establishing Cherokee Crossing Town Homes, of record in Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, as an undivided interest in the Common Elements, and rights to applicable easements, as setout, described and contained in the said referenced Master Deed, Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the final Plat of Cherokee Crossing as of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kim Sandler Rhodes, married, by Quitclaim Deed from Martin P. Sandler and wife, Glynis Sandler, dated November 21, 2013, of record in Instrument No. 20131126-0121550, Register's Office for Davidson County, Tennessee. Kim Sandler Rhodes is married to Thomas Rhodes and he joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 244 Cherokee Station Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of April, 2017.

T. Rhodes by KS
His Attorney in Fact

Kim Sandler Rhodes

Thomas Rhodes by Kim Sandler Rhodes
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this 27th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kim Sandler Rhodes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 27th day of April, 2017, before me personally appeared Kim Sandler Rhodes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas Rhodes, acknowledged that such person executed the same as the free act and deed of Thomas Rhodes.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 497,900.00.

Louis C. Frazier
Affiant

Sworn and subscribed before me on this the 27th day of April, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Louis C. Frazier	Suntrust Mortgage, Inc.	103-8-E-11.00
244 Cherokee Station Drive	901 Semmes Avenue	
Nashville, TN 37209	Richmond, VA 23224	