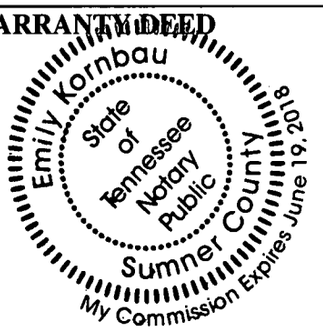
WARRANTY DEED



STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert William Frank	new owner	118130Q00100CO
(NAME)	(NAME)	
3623 Wilbur Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Garrett Davidson and wife, Jennifer Seibels Davidson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert William Frank and Christy Lin Frank, husband and wife, 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 UNIT NO. "A", COTTAGES AT WILBUR PLACE, AS SHOWN ON THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20130409-0035031, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20130510-0047475, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GARRETT DAVIDSON AND WIFE, JENNIFER SEIBELS DAVIDSON, BY WARRANTY DEED FROM BLUE SKY PROPERTIES, LLC, DATED OCTOBER 17, 2013, OF RECORD IN INSTRUMENT NO. 20131017-0108283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3623 WILBUR PLACE, NASHVILLE, TENNESSEE 37204.

This conveyance is subject to: 1) Current years' taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:				
Improved	property, known as	3623 Wilbur Place Nashville TN 37204		
		(House Number)	(Street)	(P.O. Address)

BILL GARRETT, Davidson County
Trans: T20170041821 DEEDWARR
Recvd: 05/17/17 09:16 2 pgs
Fees: 13.00 Taxes: 2405.00
20170517-0048721

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, 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 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 05/12/17.

Garrett Davidson

Jennifer Seibels Davidson

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, in and for said County and State, appeared, Garrett Davidson Jennifer Seibels Davidson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 05/12/17.

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3.10.19