(1)

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20170073689 DEEDWARR
Recvd: 08/24/17 09:32 2 pgs
Fees:13.00 Taxes:740.00
20170824-0086959

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robyn Kempel 1205 Westridge Court Antioch, TN 37013	new owner	173-01-O-285.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MASON L. FRENZEL AND WIFE, KRISTEN L. FRENZEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBYN J. KEMPEL, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 3-A, Dreamland Estates Southeast, of record in Plat Book 6050, page 411, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mason L. Frenzel and Kristen L. Frenzel, husband and wife, by Warranty Deed from Jeffery Ackerman, unmarried, of record in Instrument No. 20081126-0115762, recorded on 11/6/2008, Register's Office of Davidson County, Tennessee.

This property is commonly known as **1205 Westridge Court, Antioch, TN 37013**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **22nd** day of **August**, **2017**:

Mason L. Frenzel

Kristen L. Frenzel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MASON L. FRENZEL AND KRISTEN L. FRENZEL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of August, 2017.

Notary Public

My Commission Expires: 5/23/18

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2017.

Notary Public

My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020