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

39-B
File #17-1318

Bill Garrett Davidson County
Batch# 5920 DEEDWARR
09/29/2017 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20170929-0099771

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 **Michael Frisbie and Ashley L. Frisbie, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto ***Hunter I. Dale, a single man and Erica Stegner, a single woman** 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:** **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot 259, Villages of Brentwood, Phase Six, Second Revision, as shown on plat of record in Plat Book 6900, Page 316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Frisbie and Ashley L. Frisbie, husband and wife, by deed from Frank R. Hunt and wife, Elizabeth A. Hunt, dated August 5, 2013, of record in Instrument No. 20130808-0083236, Register's Office for Davidson County, Tennessee.

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: 309 Harwich Court, Nashville, TN 37211.

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 28th day of September, 2017.

Michael Frisbie

Ashley L. Frisbie

State of PENNSYLVANIA)
County of MONTGOMERY)

On this 28 day of September, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Frisbie and Ashley L. Frisbie, 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.

(SAMIT N SHAH)
Notary Public

My Commission Expires: OCTOBER 21, 2019

Commonwealth of Pennsylvania

NOTARIAL SEAL
Samit N. Shah, Notary Public
Limerick Township, Montgomery County
My commission expires October 21, 2019

State of TN)
County of WILLIAMSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of September, 2017.

Notary Public

My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
HUNTER I. DALE	FRANKLIN AMERICAN MTG CO.	161-10-0B-068.00
309 HARWICH COURT	6100 TOWER CIRCLE, STE 600	
NASHVILLE, TN 37211	FRANKLIN, TN 37027	

NEW OWNER: HUNTER I. DALE 309 HARWICH COURT, NASHVILLE, TN 37211

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

