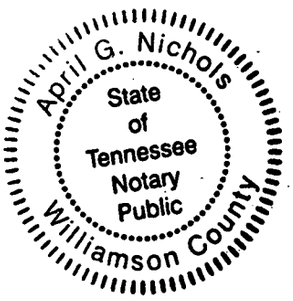
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 6-30-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harrison J. Frahn IV Anne Lang Frahn	Harrison J. Frahn IV	129 11 0A 290.00
(NAME)	(NAME)	
290 Cana Cir.	290 Cana Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 69644 DEEDWARR
03/15/2018 12:44:00 PM 2 pgs
Fees: $13.00 Taxes: $841.75

20180315-0024547

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nora J. James, individually and as Trustee of the Nora J. James Revocable Trust dated June 14, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Harrison J. Frahn IV, and Anne Lang Frahn, Trustees of the Harrison and Anne Frahn Family Trust,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 118-L a/k/a Unit No. 290 of The Cloister at St. Henry, a Condominium, Phase 1D, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Restrictive Covenants and Easements of record in Instrument No. 20101228-0102374, as amended in Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of The Cloister at St. Henry, a Condominium, as shown on Exhibit "B" to the Declaration of Restrictive Covenants and Easements of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Nora J. James, Trustee, and any successor trustees thereto, of the Nora J. James Revocable Trust dated June 14, 2013, by Quitclaim Deed from Nora James, a single woman, dated June 14, 2013 and recorded July 8, 2013 in Instrument No. 20130708-0070196, Register's Office for Davidson County, Tennessee; and being the same property previously conveyed to Nora James, a single woman, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated April 18, 2012 and recorded May 10, 2012 in Instrument No. 20120510-0040460, Register's Office for Davidson County, Tennessee. By Warranty Deed recorded in Instrument No. 20130409-0034919, said Register's Office, St. Henry's Property Development, Inc., transferred and conveyed unto Nora James, a single woman, the underlying fee simple interest in said Unit.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on Boundary Plat of record in Book 6250, Page 979, said Register's Office.

Subject to all matters contained in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374, as amended in Instrument No. 20140219-0014189, said Register's Office.

Subject to all matters contained in Master Deed and By-Laws of record in Book 6933, Page 927, as amended in Book 7404, Page 766, Book 7590, Page 273, Book 9269, Page 285 and Instrument No. 20020109-0003376, said Register's Office.

Subject to Ground Leases of record in Book 5961, Page 657 and Book 6922, Page 282, said Register's Office.

Subject to Non-Disturbance Agreement of record in Book 7306, Page 289, said Register's Office.

Subject to Deeds of Conveyance of record in Book 6314, Page 16 and Book 6314, Page 21, said Register's Office.

Subject to an Easement to Comcast of record in Instrument No. 20131021-0109631, said Register's Office.

Subject to Sanitary Sewer Easement of record in Instrument No. 20160824-0088443; Sanitary Sewers Easement of record in Book 4191, Page 157 and Stormwater Detention Agreement of record in Book 6824, Page 870 and Book 6862, Page 384, said Register's Office.

Subject to Charter of record in Book 6076, Page 203, as amended in Instrument No. 20140219-0014188, Instrument No. 20140507-0039179 and Instrument No. 20140507-0039180, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 290 Cana Cir., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 8th day of March, 2018.

Nora J. James Trustee
Nora J. James
Trustee of the Nora J. James Revocable Trust dated June 14,2013

Nora J. James
Nora J. James, Individually

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nora J. James, individually and as Trustee of the Nora J. James Revocable Trust dated June 14, 2013 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2018.

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20181716