Bill Garrett Davidson County
Batch# 69690 DEEDWARR
03/15/2018 02:01:18 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180315-0024629

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

39-B
File #18-1079

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 **Brentley Gore and Candis Swift Gore, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Lackore and Dan Frailich, wife and husband**, 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 Lot No. 22 on the Plan of Section One, McMurray Woods Addition, as of record in Plat Book 4675, page 7, amended in Book 4771, page 259, Book 4816, page 876, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brentley Gore, unmarried and Candis Swift, unmarried, joint tenants with right of survivorship by deed from Duane L. Starr and wife, Patsy R. Starr, dated September 30, 2014, of record in Instrument No. 20141002-0091301, Register's Office for Davidson County, Tennessee. Brentley Gore and Candis Swift Gore are now married.

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: 5127 Amalie Drive, 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 12th day of March, 2018.

Brentley Gore

Candis Swift Gore

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES18-5127

State of Tennessee)
County of Davidson)

On this 12th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brentley Gore and Candis Swift Gore, 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: 4-3-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
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: $ 325,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of March, 2018.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NEW OWNER:
Dan Frailich
5127 Amalie Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
new owners

TAX MAP-PARCEL #:
161-07-0-100.00