34135

NEW OWNER:

Dan M. Frankum
Diana D. Frankum
6101 Jocelyn Hollow Road
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0131 MJ

map & parcel
116-09-0-051.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 79751 DEEDWARR
04/11/2018 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20180411-0034087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Sixty Thousand and 00/100 Dollars ($860,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DWIGHT ANTHONY BOND AND ASHLEY LAUREN BUFFINGTON, HUSBAND AND WIFE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAN M. FRANKUM, A MARRIED MAN AND DIANA D. FRANKUM, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Re-Subdivision Lot 7, Section II, West Meade Farms, Inc. of record in Instrument Number 20010928-0105104, 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 Dwight Anthony Bond and Ashley Lauren Buffington, each an unmarried person by Warranty Deed from William J. Anderson, Jr., and wife, Britton N. Anderson of record in Instrument No. 20080305-0022111 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 5, 2008.

Being also known as 6101 Jocelyn Hollow Road Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 6th day of **April, 2018.**

DWIGHT ANTHONY BOND

ASHLEY LAUREN BUFFINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DWIGHT ANTHONY BOND AND ASHLEY LAUREN BUFFINGTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of **April, 2018.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **850,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6 day of **April, 2018.**

NOTARY PUBLIC

My commission expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

