THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34172-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 4th day of May, 2018. Notary Public My Commission Expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

WARRANTY DEED

Address New Owner: Rachel C. Nelley 229 Burlington Place Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 117 09 0 C 033 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diana Frankum**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel C. Nelley**, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 229 Burlington Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Diana Frankum is one and the same as Diana D. Frankum.

Bill Garrett Davidson County
Batch# 93091 **DEEDWARR**
05/16/2018 12:43:01 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50

20180516-0046779

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of May, 2018.

Diana D. Frankum by

Diana D. Frankum, by Gerald G. Patterson, her Attorney in fact

Atty. In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Diana D. Frankum and that he is authorized by Diana D. Frankum to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Burlington, as of record in Plat Book 5200, pages 403-406 (erroneously shown on prior Deed as Plat Book 5800, page 185), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Frankum and wife, Diana Frankum by deed dated December 20, 2007 from Thomas C. Lennon and wife, Cecilia M. Lennon of record in Instrument No. 20071227-0148147, Register's Office for Davidson County, Tennessee. Robert E. Frankum died on November 16, 2010 leaving Diana Frankum as sole surviving tenant by the entirety. Diana Frankum is one and the same person as Diana D. Frankum.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 117 09 0 C 033 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Burlington, of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 403-406, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, page 646, Register's Office for Davidson County, Tennessee.
6. Easement for sewer of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee. Facts which would be disclosed by a comprehensive survey of the premises herein described.