This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2462

Bill Garrett Davidson County
Batch# 124206 DEEDWARR
08/02/2018 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20180802-0076041

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $358,000.00

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the 2nd day of August, 2018.

Notary Public
My Commission Expires: OCT 2 0 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine Frye 410 South 15th Street Nashville, TN 37206	New Owner	083-13-0-351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Adam Bokesch and Lauren Bokesch, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine Frye, a individual**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Southerly 65 feet 11 inches of the Easterly 150 feet of Block X, Home Place of Mrs. Eliza M. Lindsley, deceased, as shown on plan of record in Plan Book 2, Page 92, Chancery Court of Davidson County, TN, to which plan reference is hereby made for a more particular description of said property.

Said part of Block "X" fronts 65 feet 11 inches on the Westerly side of South 15th Street and runs back between parallel lines with the Northerly margin of Shelby Avenue 150 to a dead line.

Being the same property conveyed to Adam Bokesch and Lauren Caskey by Warranty Deed from Andy L. French, II, unmarried, recorded on the 19th day of December, 2011 in Instrument No. 20111219-0098428, in the Register's Office of Davidson County, Tennessee. Adam Bokesch and Lauren Caskey having since married. Lauren Caskey is now known as Lauren Bokesch.

This is ☒ improved or ☐ unimproved property located at: **410 South 15th Street, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1ST day of August, 2018.

GRANTOR:

Adam Bokesch

Lauren Bokesch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Bokesch and Lauren Bokesch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1ST day of August, 2018.



Notary Public
My Commission expires: 5/5/2020

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

