THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018199** Karen Y Johnson Davidson County Batch# 162515 **DEEDWARR** 11/20/2018 09:08:10 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20181120-0114012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 19th day of November, 2018. Notary Public My Commission Expires:

KAREN ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David C. McDonald 1516B Straightway Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072-14-0J-002.00-CO

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, **Carly Frensley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David C. McDonald, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being Unit B of 1516 Straightway Avenue, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for 1516 Straightway Avenue, recorded April 22, 2014, of record in Instrument Number 20140422-0033874, in the Register's Office for Davidson County, Tennessee, together with the unit's undivided percentage interest in and to the limited and/or common elements appurtenant to the unit.

Being the same property conveyed to CARLY FRENSLEY, AN UNMARRIED WOMAN, by deed from CHRISTOPHER CASCIOTTA AND WIFE KELLY CASCIOTTA, of record in Instrument No. 20160701-0067530, dated June 30, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 072-14-0J-002.00-CO.

Matters shown on the Plan of record in Book 332, page 91, said Register's Office. Declaration of Covenants, Conditions and Restrictions for 1516 Straightway Avenue contained in instrument of record in Instrument No. 20140422-0033874, said Register's Office.

This is improved property located at 1516B Straightway Avenue Nashville TN 37206

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of November, 2018.

Carly Frensley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carly Frensley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022