Karen Johnson Davidson County
Batch# 225852 DEEDWARR
05/03/2019 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20190503-0041741

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 615,000.00

Sandra Frank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-75

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra S. Frank	Same as owner	118-13-0B-002.00-C
(NAME)	(NAME)	
3900 Albert Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Emily Walker Martin and Lowell F. Martin III, wife and husband** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Sandra S. Frank, an unmarried woman** (the "**Grantee(s)**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LIPSCOMB HEIGHTS, as recorded in Book 2083, Page(s) 61, Resister's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions and By-Laws of Caldwell Townhomes, recorded in Instrument No. 20060601-0064649, Resister's Office for Davidson County, Tennessee.
4. Party Wall Agreement recorded at Instrument No. 20130206-0012398, Resister's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4100, Page 307, Resister's Office for Davidson County, Tennessee.

6. Restriction on usage set forth in Deed of record in Book 2301, Page 447, Resister's Office for Davidson County, Tennessee.

7. Restrictive Covenants contained in instrument of record in Book 2196, Page 106, Resister's Office for Davidson County, Tennessee.

This is improved property located at 3900 Albert Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 3rd day of May, 2019.

GRANTOR(s):

Emily W Martin

Emily Walker Martin

Lowell F. Martin III

Lowell F. Martin III

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Emily Walker Martin and Lowell F. Martin, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 3 day of May, 2019.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

Exhibit "A"

Description of the Property

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of CALDWELL TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing CALDWELL TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20060601-0064649, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Emily L. Walker and Lowell F. Martin, III, wife and husband, by Warranty Deed from Emily McAlexander Abriola, unmarried, of record in Instrument No. 20101220-0100698, in the Register's Office of Davidson County, Tennessee, dated December 16, 2010, and recorded on December 20, 2010. Emily L. Walker is the same person as Emily Walker Martin, having changed her name.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021