This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191796 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$317,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 31st day of May, 2019. Notary Public My Commission Expires: 3-7-23

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2019, among:

ABBIE L VICKNAIR, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Karen Johnson Davidson County
Batch# 242718 DEEDWARR
06/13/2019 09:30:31 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20190613-0056757

FRONTERRA LLC

A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being 60 feet off the rear ends of Lots Nos. 31, 32 and 33, that being the North end of said Lots in A.V.S. Lindsley's Subdivision of the Chadwell 28 acre tract, a plan of which is recorded in Plat Book 2, page 24, of the Chancery Court at Nashville, Tennessee. Said rear of Northerly parts of said Lots Nos. 31, 32 and 33 begins at the point on the Westerly margin of said Seventeenth Street, formerly Priest Avenue, 100 feet Northerly from the Northwest corner of Seventeenth Street and Ruth Street, extending along the Westerly margin of said Seventeenth Street, 60 feet to the Southerly margin of an alley; thence Westwardly along the Southern margin of said alley, 150 feet to the Westerly line of Lot No. 33; thence Southerly with said Westerly line of Lot No. 33, 60 feet to a point; thence at right angles and parallel with said alley, Eastwardly 150 feet to the beginning.

Being the same property conveyed to Debra B. Vicknair by Warranty deed from Jerry W. Hunt and spouse, Jo E. Hunt of record in Instrument No. 20040603-0065614 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 03, 2004.

Being the same property conveyed to Abbie L. Vicknair, unmarried by Quitclaim deed from Debra B. Vicknair, unmarried of record in Instrument No. 20110106-0001662 Register's Office for Davidson County, Tennessee, dated November 27, 2010 and recorded on January 06, 2011.

Being also known as 124 S 17th St Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Abbie L Vicknair

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Abbie L Vicknair, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2019.

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Fronterra LLC
Address: 124 S 17th St
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Fronterra LLC
Address: 124 S 17th St
City, State, Zip: Nashville TN 37206

Tax ID: 083-14-0-040.00