THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON PREPARED BY: BANKERS TITLE & ESCROW CORP RETURN TO:	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **489,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2019 Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Elise Franks	owner	MAP
148 A Kenner Avenue		PARCEL 116-04-0K-001.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brian A. Hadfield and wife, Chelsey Hadfield**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Elise Franks**

HEREINAFTER CALLED THE GRANTEE, HEI HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, Kenner Townhomes, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Kenner Townhomes, a Townhouse Planned Unit Development, of record in Instrument Number 20140314-0021606, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Brian A. Hadfield and wife, Chelsey Hadfield by Warranty deed from Claude O. Ramer, II, Administrator of the Estate of Dixie Carroll Ramer of record in Instrument No. 20110223-0015013 Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on February 23, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **148 A Kenner Avenue, Nashville, TN 37205.**

Karen Johnson Davidson County
Batch# 247846 **DEEDWARR**
06/25/2019 08:40:40 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20190625-0061053

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of June, 2019.

Brian A. Hadfield

Chelsey Hadfield by Brian A. Hadfield, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian A. Hadfield** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian A. Hadfield** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Chelsey Hadfield**, as her Attorney in Fact, as the free act and deed of the within named **Chelsey Hadfield**.

Witness my hand and official seal this the 24th day of June, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON