THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34871-06-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2019. Notary Public My Commission Expires:

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Koban III Dawn Prince 1505 Woodland Street Nashville, TN 37206	Legacy Home Loans LLC 4004 Hillsobor Pike Ste 216 B Nashville, TN 37215	Map and Parcel No.: 083 09 0 403 00

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, **Nicole Frechette, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Koban III and Dawn Prince, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1505 Woodland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 249210 **DEEDWARR**
06/27/2019 08:44:12 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00

20190627-0062167

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2019.

Nicole Frechette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Frechette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2019.

Notary Public

My Commission Expires:

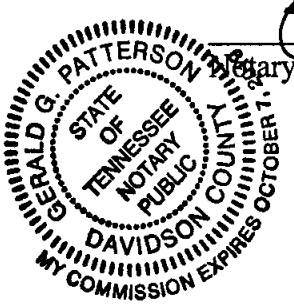


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Subdivision of the A.V.S. Lindsley, 29 Acre Tract of record in Plat Book 57, page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete description of the property.

Said Lot No. 14 fronts 50 feet on the Northerly side of Woodland Street, as widened, formerly Chadwell Avenue of Lockeland Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Nicole Frechette, a single woman by deed dated May 9, 2016 from Deborah A. Gregory, an unmarried woman of record in Instrument No. 20160511-0047017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 083 09 0 403 00.
2. All matters appearing on the Plan of record as Book 57, page 66, Register's Office for Davidson County, Tennessee.