WARRANTY DEED

Karen Johnson Davidson County
Batch# 294651 DEEDWARR
10/02/2019 12:32:04 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20191002-0100621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Allison L. Offutt	Regions Bank d/b/a Regions Mortgage	149 02 0F 025.00
(NAME)	(NAME)	
148 Shiaway Ct.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Hoover, AL 35244	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth Frakes, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allison L. Offutt, unmarried woman**, hereinafter called the Grantees, their 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 No. 25 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049559 as amended as Instrument No. 20141024-0098102, 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 the same property conveyed to Elizabeth Frakes, an unmarried woman by Warranty Deed from J2K Builders, LLC dated July 31, 2015 and recorded August 10, 2015 as Instrument No. 20150810-0079403, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 148 Shiaway Ct., Nashville, TN 37217

File Number: MFR-1908390SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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 27th day of September, 2019

Elizabeth Frakes
by Bridget Ellen Frakes, Attorney-in-Fact

Elizabeth Frakes ~~Franks~~ Frakes
by Bridget Ellen ~~Franks~~, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Bridget Ellen ~~Franks~~ Frakes**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Elizabeth Frakes,** and who acknowledge that he/she executed the same as the free act and deed of the said **Elizabeth Frakes,** by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____, Page _____, said Register's Office.

20191002-0100620

WITNESS my hand and official seal at Murfreesboro, Tennessee this 27th day of September, 2019 .

NOTARY

MY COMMISSION EXPIRES: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

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