THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023186** Karen Johnson Davidson County Batch# 310060 DEEDWARR 11/04/2019 09:43:27 AM 2 pgs Fees: $13.00 Taxes: $2,701.00 20191104-0113216	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 2023

WARRANTY DEED

Address New Owner: Heather B. Frankenfield 1505 4th Avenue Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0J-501.00-CO

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, **Travis Stork, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather B. Frankenfield, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1505, together with the appurtenant interest in the common elements of Morgan Park Place West Condominiums, a Horizontal Property Regime established by Declaration of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place Condominiums in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener' s Affidavit in Instrument No. 20140425-0035118, and Scrivener' s Affidavit in Instrument No. 20150910-0092062, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 200140425-0035118, said Register's Office.

Being the same property conveyed to Travis Stork, an unmarried person by Warranty deed from ZM Development Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160125-0006719 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on January 25, 2016.

Grantor warrants that he has never lived in the subject property as his marital residence and that the subject property is not subject to any martial rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2, Page 30, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument Number 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286,

Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, and Instrument No. 20071010-0120740, Instrument No. 20100622-0048863 and Instrument No. 20140408-0029304 and Scrivener's Affidavit recorded in Instrument No. 20140425-0035118, Instrument No. 20150102-0000052 and Instrument No. 20150910-0092062, Register's Office for Davidson County, Tennessee.

Charter for Morgan Park Place Condominium Association, Inc. of record in Instrument Number 20051114-0137058, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050719-0083911, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20100112-0002819, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 20140115-0004084, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1505 4th Avenue Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2019.

Travis Stork

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis Stork, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023