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. 35122-10-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 8th day of November, 2019. Notary Public My Commission Expires: 12-19-20 JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

WARRANTY DEED

Address New Owner: Brianna Julienne Herron 5209 Stallworth Drive Nashville, TN 37220	Send Tax Bills To: SAME	Tax Information: Map and Parcel No.: 160 04 0 082 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, **Harrison J. Frahn, IV, Trustee of The Patricia G. Frahn Personal Residence Trust, dated September 28, 2006**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brianna Herron, an unmarried woman** ("Grantee"), her 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 5209 Stallworth Drive, Nashville, TN 37220.

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# 314171 **DEEDWARR**
11/12/2019 10:53:26 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20191112-0116312

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of November, 2019.

Harrison J. Frahn, IV, Trustee of The Patricia G. Frahn Personal Residence Trust, dated September 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harrison J. Frahn, IV, Trustee of The Patricia G. Frahn Personal Residence Trust, dated September 28, 2006, 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 for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1111 on the Plan of Brentwood Hall, Section 11, as of record in Plat Book 2331, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Gregory Frahn, an unmarried person, by Quitclaim Deed dated March 6, 1985 from Billie Jean Tune, Trustee of record in Book 6506, page 45, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 6, 2006, of record in Instrument No. 20061006-0124215, Register's Office for Davidson County, Tennessee, Patricia Gregory Frahn, now known as Patricia Gregory Frahn Baudo, joined by her spouse, Joseph R. Baudo, conveyed subject property to Harrison J. Frahn, IV, Trustee of The Patricia G. Frahn Personal Residence Trust, dated 9-28-2006.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been paid by Grantor and prorated by the parties. Map and Parcel No. 160 04 0 082 00.
2. All matters appearing on the Plan of record as Book 2331, page 134, Register's Office for Davidson County, Tennessee.