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This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3683S**

Karen Johnson Davidson County
Batch# 327066 DEEDWARR
12/09/2019 12:19:47 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20191209-0126780

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James E. Anderson, III, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Thomas Frank and Trudy Frank, husband and wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Second Revision, The Iroquois of Nashville of record in Plat Book 6900, Page (s) 61 and 62, 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 James E. Anderson, III by Warranty Deed from Wallace K. Holleman, unmarried, of record in Instrument No. 20140620-0053946, Register's Office for Davidson County, Tennessee, dated June 18, 2014, and recorded on June 20, 2014.

This is improved property also known as 111 Wentworth Avenue, Nashville, Tennessee 37215.

Map and Parcel: 116-16-0B-006.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

GRANTOR affirms that this property was not a marital residence.

WITNESS Grantor's hand this the 4 day of December, 2019.

James E. Anderson, III -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Anderson, III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of December, 2019.

NOTARY PUBLIC

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC W. WILLIAM DAVIS COUNTY OF WILLIAMSON

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$800,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 6th day of December, 2019.

Affiant

NOTARY PUBLIC

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(SEAL)

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Thomas Frank and Trudy Frank	NEW OWNER
111 Wentworth Avenue	
Nashville, TN 37215	