Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 352805 DEEDWARR
02/04/2020 09:31:39 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200204-0012581

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020.

Notary Public

My commission expires: 11/6/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Sierra Cody** | **Quicken Loans** | **Map 021-00-0 Parcel 084.00** |
| **5110 Rawlings Road** | **P. O. Box 6577** | |
| **Joelton, TN 37080** | **Carol Stream, IL 60197** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kathryn M. Fronheiser, formerly known as Kathryn M. Mead, and Neil Fronheiser, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sierra Cody, a single 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, State of Tennessee, described as follows, to-wit:**

**Situated in the 14th Civil District of Davidson County, Tennessee and being on the North side of the North section of Bernard Road and beginning at a point in the center of North Bernard Road 170 feet East to Howard Frutiger's corner in Steimle's (now Potter's line); thence South 89 degrees East 80 feet to a point in the center of said road; thence due North 175 feet to a point; thence due West 80 feet to a point; thence due South 175 feet to the point of beginning, containing 14,000 square feet, more or less.**

**Being the same property conveyed to Kathryn M. Mead and Neil Fronheiser, wife and husband, by Deed dated September 23, 2015 from Kevin Caine and wife, Codi Caine, of record in Instrument No. 20150925-0097605, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) No insurance is afforded as to the exact amount of square feet as referenced in the legal description of the property or acreage contained in the property described herein. 2) Title to that portion of the premises embraced within in bounds of any roads, highway, streets or avenues. 3) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **5110 Rawlings Road, Joelton, TN 37080**

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 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 my/our hand(s) this **31st** day of **January, 2020.**

Kathryn M. Fronheiser fka Kathryn M. Mead

**Kathryn M. Fronheiser fka Kathryn M. Mead**

**Neil Fronheiser**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Kathryn M. Fronheiser, formerly known as Kathryn M. Mead, and Neil Fronheiser,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2020.**

**Notary Public**

**My Commission Expires:** 11/9/21

