THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325657

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $394,650.00.

M. Spitzmagl
Affiant

Subscribed and sworn to before me, this 15th day of April, 2020.

J Anderson
Notary Public
My Commission Expires: _____

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 6/6/2022

Karen Johnson Davidson County
Batch# 386910 DEEDWARR
04/16/2020 12:02:50 PM 2 pgs
Fees: $13.00 Taxes: $1,460.20

20200416-0039964

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dorothea Yvonne Justis 4215 Harding Pike, Unit 705 Nashville TN 37205	New Owner	Tax Parcel ID No. 103-16-0B-076.00 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, **Blake A. Frerking and Elizabeth J. Frerking, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dorothea Yvonne Justis**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No 705 of Windsor Tower Condominium Apartments, of record in Book 5200, page 71, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing 4215 Harding Road Association of record in Book 5313, page 338 and amended in Book 8666 page 789 and Instrument No. 20131217-0127081, in the Registers office for Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to BLAKE A. FRERKING and ELIZABETH J. FRERKING, HUSBAND AND WIFE, by deed from KENNETH R. KRAFT, SUCCESSOR TRUSTEE OF THE ROSE STERN REVOCABLE LIVING TRUST A/K/A THE ROSE STERN LIVING TRUST, U/A DATED FEBRUARY 7, 1996, AND EXECUTOR OF THE ESTATE OF ROSE STERN, of record in Instrument No. 20100303-0016329 , dated February 26, 2010 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-16-0B-076.00 CO.

and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5313, page 338, amended in Book 8666, page 789 and Instrument No. 20131217-0127081, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 71, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 943, said Register's Office.

Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20110301-0016521, said Register's Office.

This is improved property located at 4215 Harding Pike, Unit 705 Nashville TN 37205

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 15th day of April, 2020.

Blake A. Frerking

Elizabeth J. Frerking

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blake A. Frerking and Elizabeth J. Frerking, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022