Karen Johnson Davidson County
Batch# 395905 DEEDWARR
05/06/2020 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20200506-0047037

THIS INSTRUMENT PREPARED BY:
TREADWAY LEGAL
800 Market Street, Suite 200
Chattanooga, Tennessee 37402

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Trisha C. Frakes 3309 Balfron Drive Nolensville, TN 37135	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	187-05-0B-003.00CO

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED AND SEVENTY-FOUR THOUSAND AND NINE HUNDRED DOLLARS ($374,900.00) DOLLARS**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laurie M. Tanakaya, as Trustee of the Tanakaya Trust, dated December 4, 2017,** has this day bargained and sold, and does hereby transfer and convey unto the said **TRISHA C. FRAKES, a single woman,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revision One, Gene Smith Property, of record in Instrument No. 20170731-0077366, 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 Laurie M. Tanakaya, as Trustee of the Tanakaya Trust, dated December 4, 2017 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180208-0012620, Register's Office for Davidson County, Tennessee dated January 29, 2018 and recorded on February 8, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20170731-0077366, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, as amended in Instrument No. 20140814-0073542 with Supplement annexing Gene Smith Property of record in Instrument No. 20170720-0073493, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does

not discriminate against handicapped persons.

4. HOA Charter of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. Dedication of Easements for Sanitary Sewers of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150622-0059212, in the Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3309 Balfron Drive, Nolensville, TN 37135.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $374,900.00.

Subscribed and sworn to before me, this 1st of May, 2020.

Affiant

My Commission Expires: 5/8/2023

Notary Public

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 1st day of May 2020.

Trustee

Laurie M. Tanakaya, Trustee of the Tanakaya Trust, dated December 4, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
This record was acknowledged before me on May 1, 2020 by Laurie M. Tanakaya as Trustee of the Tanakaya Trust dated December 4, 2017, who represents that she is authorized to act on behalf of said trust for the purpose contained herein.

Notary Public **My commission expires May 8, 2023**

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.