Return To: Perrone & Young
109 Westpark Drive
~~Suite 330~~
~~Brentwood, TN 37027~~

(1)

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 35411-04-2020

Karen Johnson Davidson County
Batch# 409723 DEEDWARR
06/03/2020 12:44:29 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20200603-0057059

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 2020.

Notary Public

My Commission Expires: 07/15/2023

AAKASH SHRESTHA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194026476
MY COMMISSION EXPIRES 07/15/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Collett 4129 Sneed Road Nashville, TN 37215	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	Map and Parcel No.: 130 04 0 059 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, Emily P. Wing, Devisee under the Last Will and Testament of Deborah H. Frankovich, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lauren Collett MARITAL STATUS ("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 4129 Sneed Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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, her 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2020.

Emily P. Wing, Devisee under the Last Will and Testament of Deborah H. Frankovich, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily P. Wing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Devisee under the Last Will and Testament of Deborah H. Frankovich, deceased, and as such Devisee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2020.

Notary Public

My Commission Expires: 07/15/2023

AAKASH SHRESTHA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194026476
MY COMMISSION EXPIRES 07/15/2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Part One, Wallace Subdivision, as of record in Plat Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah H. Frankovich, unmarried, by deed dated June 30, 2009 from Daniel J. Fleming, III and wife, Rachel M. Blair of record in Instrument No. 20090701-0061323, Register's Office for Davidson County, Tennessee. Deborah H Frankovich having since died on December 14, 2019 leaving a Last Will and Testament filed for Probate in Docket No. 19P2251, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Emily P. Wing.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 130 04 0 059 00.
2. All matters appearing on the Plan of record as Book 1424, page 16, Register's Office for Davidson County, Tennessee.