File 33576-8

Box 14

Batch# 487895 DEEDWARR
10/02/2020 08:52:20 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20201002-0113868

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas C. Frank and Trudy L. Frank, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Hill and Amanda K. Johnson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 15 on the final Plat of Natchez Pointe, as shown on Plat of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas C. Frank and Trudy L. Frank, husband and wife, by deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, dated November 6, 2015, of record in Inst No. 20151109-0114053, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7232 Natchez Pointe Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
James M. Hill	CapStar Bank	155-10-0B-015.00
7232 Natchez Pointe Drive	2002 Richard Jones Rd Ste 300A	
Nashville, TN 37221	Nashville, TN 37215	

WITNESS THE EXECUTION HEREOF this 25th day of September, 2020.

Thomas C. Frank **Trudy L. Frank**

State of Tennessee)
County of Davidson)

On this 25th day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas C. Frank and Trudy L. Frank, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 595,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of September, 2020.

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON