Karen Johnson Davidson County
Batch# 631009 DEEDWARR
05/07/2021 10:00:30 AM 2 pgs
Fees: $13.00 Taxes: $2,593.70

20210507-0061495

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $701,000.00.

Affiant

Sworn to and subscribed before me this 6th day of May, 2021.

Notary Public
My Commission Expires:

MARY O'CONNELL HOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
526 West Hillwood, LLC			
526 W Hillwood Drive	526 W Hillwood Drive	New Owner	102-16-0-003.00
Nashville, TN 37205	Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Mark B. Frost and Mechel Kennedy Frost, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **526 West Hillwood, LLC, a Tennessee limited liability company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Hillwood Estates, Section Nine Part Two of record in Plat Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 182, which is a corner lot, fronts 205.54 feet on the Northerly margin of West Hillwood Drive and fronts 185 feet on the Westerly margin of Darden Place, said frontages being joined by a curve having a length of 39.34 feet, and extends back 209.4 feet on the Westerly line and 230 feet on the Northerly line to a point of intersection.

Being the same property conveyed to Mark B. Frost and wife, Michelle W. Frost, by Warranty Deed from Richard L. Griffin and wife, Virginia Harper Griffin, dated May 15, 1987, recorded May 18, 1987, in Book 7239, Page 255, in the Register's Office of Davidson County, Tennessee. Further the same property conveyed pursuant to Final Decree of Divorce, Docket No. 90D-4074 in the Fourth Circuit Court for Davidson County, Tennessee, to Mark B. Frost by Quitclaim Deed from Michelle W. Frost, dated February 18, 1992, recorded February 28, 1992, in Book 8561, Page 924, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Mark B. Frost and wife, Mechel Kennedy Frost, by Quitclaim Deed to create a tenancy by the entirety from Mark B. Frost, dated June 8, 1995, recorded June 12, 1995, in Book 9697, Page 826, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years
Plan of record in Plat Book 2331, Page 28, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6077, Page 497, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of May, 2021.

Mark B. Frost

Mechel Kennedy Frost

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Mark B. Frost and Mechel Kennedy Frost,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 6 day of May, 2021.

NOTARY PUBLIC
My Commission Expires: 1.5.25

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY