WARRANTY DEED

Karen Johnson Davidson County
Batch# 672407 **DEEDWARR**
07/07/2021 02:32:03 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210707-0091487

R-SB-VRES-21-3012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Crayton Wells	**First Choice Lending Services, LLC, a TN LLC**	
(NAME)	(NAME)	
3012 Forest Wander Way	**9821 Cogdill Road, Suite 2**	**084-05-0B-058.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37932**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN DANIEL FRANK AND CAMERON BRYN FRANK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY CRAYTON WELLS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945 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 Benjamin Daniel Frank and Cameron Bryn Frank, husband and wife by Warranty deed from East Greenway Park, LLC, a Tennessee limited liability company of record in Instrument No. 20180301-0019405 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 01, 2018.

This conveyance is subject to:
- Taxes for the year 2021.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160707-0069540, as amended in Instrument Number 20161020-0110945, Register's Office for Davidson County, Tennessee.
- Charter of East Greenway Park Owners' Association, Inc. of record in Instrument Number 20170809-0081522, and in Instrument No. 20170818-0085273, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Covenants for Stormwater Facilities and System of record in Instrument Number 20141205-0111597, in the Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record as Instrument Number 20160706-0069097 and Instrument Number 20170216-0016159, Register's Office of Davidson County, Tennessee.
- Matters shown on the Plan of record in Plat Book 161, Page 163, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3012 Forest Wander Way, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the ____ DAY OF JULY, 2021.

Benjamin Daniel Frank

Cameron Bryn Frank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN DANIEL FRANK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2021.

Notary Public
My Commission Expires: 1-3-21
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMERON BRYN FRANK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2021.

Notary Public
My Commission Expires: 1-3-21
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212