WARRANTY DEED

Karen Johnson Davidson County
Batch# 673338 **DEEDWARR**
07/08/2021 11:51:48 AM 2 pgs
Fees: $13.00 Taxes: $1,489.25

20210708-0092137

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$402,500.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public

My commission expires: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Graham	**Highlands Residential Mortgage**	**Map 073-05-0 Parcel186.00**
2704 Cooper Lane	**950 W. Bethany Dr., Ste 800**	
Nashville, TN 37216	**Allen, Texas 75013**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Neil L. Fronheiser and Kathryn M. Fronheiser, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Graham , single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Riverwood Terrace, of record in Plat Book 1835, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Neil L. Fronheiser and Kathryn M. Fronheiser, husband and wife, by Deed dated May 1, 2019 from Emmy Hendrick, Successor Trustee of 2704 Cooper Ln Trust, of record in Instrument No. 20190503-0041539, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Neil L. Fronheiser and Kathryn M. Fronheiser, pursuant to a Power of Attorney executed by them on the 23rd day of June, 2021, of record in Instrument No. 20210708-0092136, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1835, Page 134, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2704 Cooper Lane, Nashville, TN 37216**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-MRE-21-2704

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **1st** day of **July, 2021.**

Neil L. Fronheiser by Nathan Stone as Attorney in Fact

Neil L. Fronheiser by Nathan Stone, Attorney-in-Fact

Kathryn Fronheiser by Nathan Stone as Attorney in Fact

Kathryn M. Fronheiser by Nathan Stone, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2021, before me personally appeared, **Nathan Stone**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Neil L. Fronheiser and Kathryn M. Fronheiser**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Neil L. Fronheiser and Kathryn M. Fronheiser**, for the purpose therein contained, by signing the name of **Neil L. Fronheiser and Kathryn M. Fronheiser,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN E. COOK NOTARY PUBLIC DAVIDSON COUNTY, TENN.