FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14day of September, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/18/01 15:18 2pgs
Fees:13.00 Taxes:402.93

20010918-0101098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William V. Frye	SunTrust Bank	MAP 95
(NAME) 2541 Woodberry Drive	(NAME) 201 Fourth Ave. N., 7th Floor	GRPI[12
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37219	PARCEL 53
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

ESTATE OF JOSEPH L. TINNELL,

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

William V. Frye and Stacie C. Frye, married

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:

BEING Lot No. 1,on the Plan of Woodberry Park,as shown by plat of record in Plat Book 2133, page 117, 118 and 199 of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot fronts 68 feet on the south side of Woodberry Drive and runs back 173.5 feet on the west line and 179 feet on the east line, to a dead line, which is a broken line, measuring 82 feet thereon.

Being the same property conveyed to Joseph L. Tinnell and wife, Falby G. Tinnell by deed from Donald F. Kavanagh and wife, Marie C. Kavanagh of record in Deed Book 6165, page 773, Registers Office for said County. The said Joseph L. Tinnell and wife, Falby G. Tinnell having since deceased. The said Falby G. Tinnell predeceasing her husband Joseph L. Tinnell. Will for Joseph L. Tinnell being probated and of record in Circuit Court Clerks office of Davidson County in Docket Number OOP1188, leaving said property to Gayla T. Combs and Gloria T. Hale in equal shares.

This conveyance is subject to RestrictiveCovenants of record in Deed Book 2297, page 194, Registers Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 2541 Woodberry Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this.

The Estate of Joseph L. Tinnell

By: Gayla T. Combs
GAYLA T. COMBS, Co-Executrix

Attest: Gloria T. Hale
GLORIA T. HALE, Co-Executrix

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared GAYLA T. COMBS and Gloria T. Hale with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Co-Executrix and Co-Executrix of Estate of Joseph L. Tinnell the within named bargainer, an Estate, and that Gayla T. Combs and Gloria T. Hale as such Co-Executrix and Co-Executrix of Estate of Joseph L. Tinnell, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Gayla T. Combs and Gloria T. Hale as such Co-Executrix and Co-Executrix of Estate of Joseph L. Tinnell

Witness my hand and official seal this 14th day of September, 2001

My Commission Expires: 3/23/02

Notary Public

File Number2108433
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

