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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/04 13:54 2pgs
Fees:13.00 Taxes:353.35

20040326-0034368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrique Caseres	NEW OWNER	Map 149-5, Parcel 77
(NAME)	(NAME)	
4885 Barclay Square Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Betty Corinne Frost Hardeman, James David Frost, Barry Alvin Frost, and Garry Alan Frost, the sole heirs at law of James Leon Frost, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Enrique Caseres, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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. 169, Barclay Square, Section 3, of record in Plat Book 4675, Page 154, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Leon Frost, by Warranty Deed from Household Finance Center, Inc., of record in Book 8834, Page 41, Register's Office for Davidson County, Tennessee. James Leon Frost having since died intestate and leaving as his sole heirs at law Betty Corinne Frost Hardeman, James David Frost, Barry Alvin Frost and Garry Alan Frost as shown by Affidavits of Heirship of record in Instrument No. 20040326-0034364, Instrument No. 20040326-0034365, and Instrument No. 20040326-0034366, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of James David Frost, Barry Alvin Frost, and Garry Alan Frost by Betty Frost Hardeman as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040326-0034367, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4885 Barclay Square Drive, Antioch, Tennessee 37013

(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 my hand and official seal this 19th day of March, 2004.

Estate of James Leon Frost

James David Frost by Betty Frost Hardeman Attn in fact 3-19-04 By: Barry Alan Frost by Betty Frost Hardeman Attn in fact 3-19-04

Barry Alvin Frost by Betty Frost Hardeman 3-19-04 Betty Corrine Frost Hardeman 3-19-04

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Frost Hardeman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness may hand and official seal at Nashville, Tennessee this 19th day of March, 2004.
Commission expires: May 30, 2007

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

On this the 19th day of March, 2004, before me personally appeared Betty Frost Hardeman, the person who executed the foregoing instrument on behalf of James David Frost, Barry Alvin Frost and Garry Alan Frost and who acknowledged that she executed the same as the free act and deed of the said James David Frost, Barry Alvin Frost and Garry Alan Frost, through Power of Attorney granted her by the said James David Frost, Barry Alvin Frost and Garry Alan Frost.

My Commission Expires MAY 30, 2007

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2004.

Commission expires: May 30, 2007

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007