File No. 250701522

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/08/05 10:32 2 pgs
Fees:13.00 Taxes:364.08
20050808-0093104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chambers Real Estate Management, Inc.	Chambers Real Estate Management, Inc.	175-04-0A-028.00
(NAME) 1105 Murray Creek Lane	(NAME) 1105 Murray Creek Lane	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Debra M. Frassrand, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chambers Real Estate Management, Inc.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 all of Unit No. 10B, on the Final Plat, Park Place Subdivision, Phase 1, as shown by plat appearing of record in Master Deed and By-Laws of record in Instrument No. 20010214-0014161, re-recorded of record in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019-0114191, re-recorded of record in Instrument No. 20011212-0136927, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Debra M. Frassrand, a single woman by Warranty Deed dated December 13, 2002 of record in Instrument No. 20021218-0156168, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and Drainage Easement of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; all matters shown on the plan of record in Master Deed and By-Laws of record in Instrument No. 20010214-0014161, re-recorded of record in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019-0114191, re-recorded of record in Instrument No. 20011212-0136927; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3900 Parks Retreat Drive, Antioch, TN 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 GRANTEE, ITS successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, ITS successors 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 this 5th day of August, 2005.

Debra M. Frassrand, By: Gabriel Frazier, Attorney-in-fact

Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

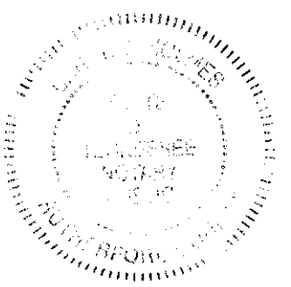
On this 5th day of August, 2005, before me personally appeared Gabriel Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Debra M. Frassrand, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20050808-0093103, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 5th day of August, 2005.

Commission expires: June 22, 2008

Carol M. Holmes

Carol M. Holmes Notary Public



File Number: 250701522

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167