WARRANTY DEED

Davidson County DEEDWARR
Recvd 12/27/05 08:31 2 pgs
Fees:13.00 Taxes:296.00

20051227-0153295

DELAINA D. SOBOTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James & Suzanne Frisina	James + Suzanne Frisina	Map 83-14
(NAME)	(NAME)	
1622 Shelby Avenue	1806 Beechwood Ave.	
(ADDRESS)	(ADDRESS)	Parcel 358
Nashville, TN 37206	Nashville TN 37212	
(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, Tennessee Equity Holdings, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Frisina and wife, Suzanne FrisinaHEREINAFTER 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. 22 on the Plan of Edgefield Land Company's First Addition, as shown of record in Plat Book 57, Page 130, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tennessee Equity Holdings, Inc. by Warranty Deed from Adam Wilding Parrish by Deed filed for record in Instrument No. 20051227-0153283, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 57, Page 130, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1622 Shelby Avenue, Nashville, TN 37206
(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 this 21st day of December, 2005.

Tennessee Equity Holdings, Inc.

By: VP
Jonathan J. Schaffer, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Johnathan J. Schaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc. the within named bargainor, a corporation, and that such Vice President or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2005.

Commission expires: April 18, 2006

Delaina D. Scoby

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY