File No. 260700961

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/06 15:15 2 pgs
Fees:13.00 Taxes:295.63
20060808-0097496

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrice Brown	~~Patrice Brown~~	
(NAME)	(NAME)	
3013 Mossdale Drive	New Owner	MAP/PARCEL 15005037300
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Dale H. Frybarger, and Wife, Deborah R. Frybarger**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrice Brown**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3B, Zone Lot Division of Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 45, 46 and 47 on the Plan of CHERRY HILLS, Section 11-A, as of record in Plat Book 6250, Page 233, amending Plat Book 5200, Page 730, 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 Dale H. Frybarger, and Wife, Deborah R. Frybarger by deed from James W. Jennings and Wife, Edwina Jennings of record in Deed Book 6861, page 966, recorded May 20, 1986, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6436, Page 642, Register's Office of said County.

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

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 3013 Mossdale 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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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.

DRF
DHF

Witness my/our hands this 31st day of July, 2006.

Dale H. Frybarger

Deborah R. Frybarger

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILSON~~ Charlotte

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dale H. Frybarger, and Wife, Deborah R. Frybarger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~MT JULIET, Tennessee~~ Pt Charlotte, Fl this 7/31/2006.

My Commission Expires: 12-14-06

Notary Public

CARLA KNESKI
Notary Public - State of Florida
My Commission Expires Dec 14, 2006
Commission # DD144231

File Number: ~~260700961~~

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122