This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2986**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 04/05/07 10:03 2 pg
Fees:13.00 Taxes:749.25

20070405-0040784

WARRANTY DEED

THIS INDENTURE, made and entered into this **April 2, 2007** ,by and between **Anna E. Cathey and Brian Cathey, married**, parties of the first part, and **Jeffrey Paul Frye and Jeanetta W. Frye, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58, UNIT NO. 602, BELLEVUE COMMONS TOWNHOMES, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS ESTABLISHED BY A MASTER DEED RECORDED AT INSTRUMENT NO. 200007200071772; AND RE-RECORDED AT INSTRUMENT NO. 200008280084760, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT. REFERENCE IS HEREBY MADE TO THE SITE PLAN OF BELLEVUE COMMONS, AS SET FORTH IN SAID MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ANNA E. CATHEY AND BRIAN CATHEY, MARRIED BY QUITCLAIM DEED FROM ANNA E. SHAUB, AN UNMARRIED WOMAN, RECORDED ON THE 29TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030429-0057228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **142-7F-58.00 CO**

☒ Improved OR

☐ Unimproved property located at: **7252 Hwy. 70 South # 602, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brian Cathey

Anna E. Cathey

STATE OF **Tennessee**

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anna E. Cathey and Brian Cathey, married** to me known or proven to me on a satisfactory basis to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of April, 2007.

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

****

Owner's Name: **Jeffrey Paul Frye and Jeanetta W. Frye**

and Address: **7252 Hwy. 70 South # 602, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

First Horizon Home Loan Corporation d/b/a
First Tennessee Home Loans
P.O. Box 809
Memphis, TN 38101

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$202,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Affiant~~

Subscribed and sworn to before me this **4/02/2007.**

Notary Public

My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010