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MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/19/07 13:45 2 pgs
Fees:13.00 Taxes:2682.50
20070419-0046959

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Todd D. Fryling	XXX New Owners XXX	104-16-0
1718 Beechwood Avenue	Same	GROUP
Nashville, Tennessee 37212		PARCEL 216.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Twenty Five Thousand Dollars and Zero Cents ($725,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martin Douglas Cook, Jr., unmarried, and Iris Cook, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd D. Fryling and wife, Regine A. Webster, hereinafter 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 the easterly one-half of Lot No. 208 on the Map of Belmont Land Company's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50.0 feet on the North side of Beechwood Avenue and runs back between lines 195.9 feet on the East line and 195.3 feet on the West line to an alley in the rear, measuring 50.0 feet thereon.

BEING the same property conveyed to Martin Douglas Cook, Jr. and wife, Iris Cook, by deed dated January 16, 2003, from Jerry Owens, unmarried, of record as Instrument No. 20030117-0007725 in the Register's Office for Davidson County, Tennessee; the said Martin Douglas Cook, Jr. and Iris Cook having since divorced.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property, known as 1718 Beechwood Avenue, Nashville, Tennessee 37212

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 our hands this 12th day of April, 2007.

Martin Douglas Cook, Jr.

Iris Cook

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Martin Douglas Cook, Jr. and Iris Cook, the bargainors, 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 Nashville, Tennessee, this 12th day of April, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY