WARRANTY DEED

File Number: 70256

DAVIDSON COUNTY, TENN. SANDRA GOLDEN-WOODS Notary Public At Large

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE 2007.

Notary Public

MY COMMISSION EXPIRES November 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Edwards	AMTRUST BANK	080-08-0-145
(NAME)	(NAME)	
3239 LaGrenge Drive	1111Chester Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Cleveland, OH 44114	
(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, Heirs at Law Mamie Frame, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Edwards, and wife Margaret Edwards, 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 Lot No. 224 on the Plan of Section III, BORDEAUX HILLS, of record in Book 3600. Page 37, Register's Office for said County.

Said Lot No. 224 fronts 54 feet on the westerly side of LaGrange Drive, and extends back 125.37 feet on the northerly line and 128.71 feet on the southerly line, to a dead line in the rear which is a broken line on which it measures 75.07 feet.

Being the same property conveyed to Foy W Frame and his wife, Mamie Frame, by Warranty deed from, Andrew Ewing, Trustee, of record in Book 3765, Page 14, said Register's Office for Davidson County, Tennessee. The said Foy W. Frame predeceased Mamie Frame thereby vesting title solely in Mamie Frame as surving tenant by the entireties. Mamie Frame died testate March 20, 2007, a citizen and resident of Davidson County, Tennessee. The said Estates being administered in file No. 06P1385 in the Probate Court for Davidson County, Tennessee, and her interest having vested in Raymond H. Frame her-heris-at law.

Subject to restrictions of Record in Book 3674, Page 335, and Book 3676, Page 294, Register's Office of said County.

Subject to all matters of record in Plat Book 3600, Page 34, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3239 LaGrenge Drive, Nashville, TN 37218
(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 19th day of June 2007.

Raymond H. Frame

Davidson County DEEDWARR
Recvd: 07/20/07 09:23 2 pgs
Fees:13.00 Taxes:327.45

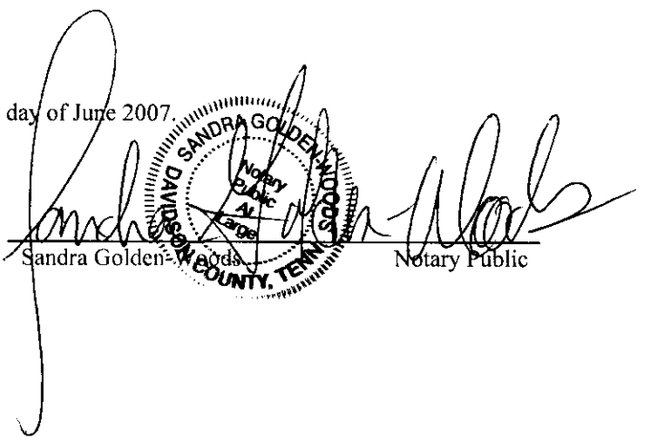
20070720-0086343

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid personally came Raymond H. Frame, Administrator with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrator respectively of The Estate of Mamie Frame, the named bargainor, and Administrator, and that he and the he as such appointed by the Seventh Circuit Court of Davidson County, Tennessee being authorized so to do, executed the foregoing instrument for the purpose therein contained the signing his name as Administrator, and attesting the same of the Estate of Mamie Frame, by the said Letter of Administration as such Administrator.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June 2007.

Commission expires: November 22, 2010



Sandra Golden-Woods Notary Public