Davidson County DEEDWARR
Recvd: 08/21/07 14:24 2 pgs
Fees:13.00 Taxes:340.03
20070821-0100153

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070401

Send Tax Bills To:
NEW OWNER

New Owner is:
Shelly Fraley
639 Poplar Place
Nashville, TN 37216

MAP & PARCEL: 061-05-0A-083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Adrian J. R. Davis, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shelly Fraley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **639 Poplar Place, Nashville, TN 37216**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 69, Condominiums Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Adrian J. R. Davis from CitiFinancial Mortgage Company, Inc., by Special Warranty Deed of record dated 12/29/04 and recorded 01/03/05 in Instrument # 20050103-0000790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ~~26th~~ 31st day of July, 2007.

GRANTOR(S):

ADRIAN J.R. DAVIS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Adrian J. R. Davis, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ~~26th~~ 31st day of July, 2007.

PEGGY S. [illegible] STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

Notary Seal present
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$91,900.00**.

AFFIANT

SWORN TO and subscribed before me this ~~26th~~ 31st day of July, 2007.

PEGGY S. [illegible] STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds