File Box 248

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 08:25 2 pgs
Fees:13.00 Taxes:266.40

20070911-0108721

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Charles Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF SEPTEMBER, 2007.

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Fuller | Charles Fuller | |
| (NAME) | (NAME) | |
| 1111 Meridan Street | 1111 Meridan St | |
| (ADDRESS) | (ADDRESS) | Map 82-03-0, Parcel 143.01 |
| Nashville, TN 37207 | Nashville TN 37207 | |
| (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, **Wallace O. Frey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Fuller and wife, Betty Fuller**, 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.2 on the plan of the Re-Subdivision of part of Lots 126 and 127 in V. S. Lindsley's Addition to East Nashville of record in Book 3500, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wallace S. Frey and wife, Inez V. Grey, a one-half undivided interest, and Wallace O. Frey, a one-half undivided interest, by deed from Lawrence Edward Dozier and wife, Gwendolyn Beatrice Dozier of record in Book 4571, page 163, Register's Office for Davidson County, Tennessee. Wallace S. Frey and Wallace O. Frey conveyed their interest to William L. Nance of record in Instr. No. 20041013-0123472, said Register's Office. William L. Nance re-conveyed the interest back to Wallace S. Frey and Wallace O. Frey of record in Instr. No. 20041206-0144922, said Register's Office. Wallace S Frey having since died on October 7, 2006, leaving his interest in said property to his son, Wallace O. Frey by his Will which has been probated in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Docket No. 06P-2056. Inez V. Frey conveyed her interest to Wallace O. Frey of record in Instr. No. 20070508-0055346, said Register's Office.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by Grantees; all matters on the plan of record in Book 3500, page 36; restrictive covenants of record in Book 3368, page 23, and Book 3570, page 83, said Register's Office; to the rights and claims of parties in possession; and subject to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 202 Cleveland Street, Nashvillle, TN 37207

(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 our hands this 10th day of September, 2007.

Wallace O. Frey
Wallace O. Frey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Wallace O. Frey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of September, 2007.

Commission expires: November 24, 2007

A. B. Waddell

Ann B. Waddell

Notary Public

