WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/08 12:57 2 pg:
Fees:13.00 Taxes:636.40
20080125-0008113

LAURA MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Earnest	Michael Earnest	062-15-0 005.00
(NAME)	(NAME)	
2613 Lishwood Drive	2613 Lishwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Jane Ellen Frey and Donna F. Holloway, individually and as Co-Executors of the Estate of Agnes J. Frey and William P. Frey, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Earnest, unmarried, 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 all of Lot No. 124 Section 3, Sutherland Heights of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jewell D. Frey and wife, Agnes J. Frey by Warranty Deed dated June 6, 1972 from Marvin R. Payne and wife, Nina Ruth Payne of record in Book 4607, Page 768, Register's Office for Davidson County, Tennessee. Jewell D. Frey having died February 22, 1988 leaving Agnes Ellen Frey a/k/a Agnes J. Frey as his survivor. And further devised to Jane E. Frey, Donna F. Holloway and William P. Frey thru the Will of Agnes J. Frey as probated under file number 07P-899, Davidson County Circuit Court.

Jane Ellen Frey executes this Warranty Deed for and on behalf of herself and William P. Frey pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2613 Lishwood Drive, Nashville, TN 37214
(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 15th day of January, 2008.

William P. Frey By: Jane Ellen Frey, Attorney in Fact
William P. Frey By: Jane Ellen Frey, Attorney in Fact

Jane Ellen Frey
Jane Ellen Frey, individually and as Co-Executor of the Estate of Agnes J. Frey

Donna F. Holloway
Donna F. Holloway, individually and as Co-Executor of the Estate of Agnes J. Frey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Ellen Frey, individually and as Co-Executor of the Estate of Agnes J. Frey the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of January, 2008.

Commission expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson County

Notary Public

STATE OF GEORGIA

COUNTY OF ~~GWINNETT~~ DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna F. Holloway, individually and as Co-Executor of the Estate of Agnes J. Frey the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia this 15th day of January, 2008.

Commission expires 6/26/2010

CHARLES WOOTON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jane Ellen Frey, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of William P. Frey, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said William P. Frey. Witness my hand and Notarial Seal this 15th day of January, 2008.

Notary Public

My Commission Expires: 1-16-08

Susan B. Mott
State of Tennessee Notary Public
Williamson County

RETURN TO:

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212