WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090080535 DEEDWARR
Recvd: 11/30/09 11:16 2 pgs
Fees: 13.00 Taxes: 410.33
20091130-0109086

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Juarez	Bank of America	58/17
(NAME) 4404 Cato Road	(NAME) 801 Crescent Centre Dr #310	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Franklin, TN 37067	
(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, William Howard Frady Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Juarez, 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 northwest corner of Lot No. 1 of Exhibit "A" on The Plan of the subdivision of the lands of Dr. J. H. Jordan, deceased as of record in Plat Book 2, Page 79, Chancery Court at Nashville and being shown as Lot "A" on a survey made by Hickerson-Miller Engineers, June 27, 1955, as follows:
Beginning at a point on the easterly margin of Cato Road, Mrs. Betty Jordan's Southerly Line, thence with said survey; thence with the northerly line of said Lot No. 1 north 86° 45 west 552 feet to an iron pin in the easterly margin of Cato Road; thence with said road, North 27° 48' west 110 feet to the beginning, more or less.

Being the same property conveyed to William Howard Frady Jr., unmarried, by Warranty Deed dated June 26, 2002 from Charles D. Andrews and wife Christy D. Andrews of record in Instrument No. 20020711-0083283, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William Howard Frady, Jr., by Terry DeSelms as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No. 200911300109085, in The Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4404 Cato Road, 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 24th day of November, 2009.

William Howard Frady Jr. by

William Howard Frady Jr.
By Terry DeSelms as His Attorney-in-Fact
as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 24th of November, 2009 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of William Howard Frady, jr., and acknowledged that he executed the same as the free act and deed of the said William Howard Frady, Jr., through Power of Attorney granted Terry DeSelms by the said William Howard Frady, Jr.

Witness my hand and official seal at Franklin, Tennessee this 24th day of November, 2009.

Commission expires: 5-6-2013

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC