WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/26/10 11:30 3 pgs
Fees:18.00 Taxes:222.00
20100426-0031246

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Davis	Charles Davis	083-01-0-222.0
(NAME)	(NAME)	
553 Siskin Place	926 Gallatin Avenue	
(ADDRESS)	(ADDRESS)	
Simi Valley, California 93605	Nashville, TN 37206	
(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, Joseph W. Frierson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Davis, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Joe Corley Subdivision of record in Book 4060, page 164, a re-subdivision of Lot No. 1 on the map of J. G. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for said County, described as follows:

Beginning at a point on the westerly side of Gallatin Road (U.S. 31 -E), said point being the common front corner of Lot Nos. 2 and 3; thence along the said margin of said road south 17° 00' west 100 feet to a concrete monument; thence north 82° 52' west 191.10 feet to a point; thence north 16° 51' east 100 feet to a point, said point being the common rear corners of Lots 2 and 3; thence along the dividing line between said lots, south 82° 51' east 191.35 feet to a point in the westerly margin of Gallatin Road (U.S. 31 -E) the point of beginning.

Being the same property conveyed to JOSEPH W. FRIERSON, by deed from RANDY L. SCRUGGS AND GARY E. SCRUGGS, TRUSTEES OF THE EARL E. SCRUGGS TRUST ESTABLISHED APRIL 27, 2006, of record in Instrument No. 20070831-0104862, dated August 31, 2007, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 926 Gallatin Avenue, Nashville, TN 37206

(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 30th day of October, 2009.

Joseph W. Frierson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

- Notary Public

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Andre Johnson**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Andre Johnson

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

My Commission Expires: _____