Davidson County DEEDWARR
Recvd: 08/31/10 13:45 3 pgs
Fees:18.00 Taxes:196.10
20100831-0069187

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to Lee & Lee Attorneys, P.C.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Robert M. Ragan, as Successor Trustee of the #29 Stirton Trust, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Derek Frizzell and wife, Jennifer Frizzell, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 31, CRESCENT HEIGHTS, as shown on plat of record in Plat Book 2331, Page 106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to #29 Stirton Trust by Order of record in Instrument No. 20100409-0026974, Register's Office of Davidson County, Tennessee. See also, Instrument No. 20050308-0025515, RODCT.
>
> Parcel ID#119-03-0-057.00.
>
> This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 2495, Page 513, Register's Office of Davidson County, Tennessee; easement for sanitary sewers

and/or storm drainage of record in Book 4337, Page 359, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 27th day of August, 2010.

Robert M. Ragan

Robert M. Ragan, Successor Trustee of the #29 Stirton Trust

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, Robert M. Ragan, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of #29 Stirton Trust and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 26 day of August, 2010.

My commission expires:
04/15/13

Notary Public

OFFICIAL SEAL
MARILYN M FORD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/15/13

STATE OF TENNESSEE - WILSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 53,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of August, 2010.

My commission expires:
7-8-2012

Notary Public

CINDY M. BLEVINS NOTARY PUBLIC TENNESSEE

NEW PROPERTY OWNERS:

Derek & Jennifer Frizzell

121 Stirton Road

Nashville, TN 37210

PERSON(S) RESPONSIBLE FOR TAXES:

Derek & Jennifer Frizzell

121 Stirton Road

Nashville, TN 37210

F:\TR\REAL ESTATE\Frizzell\WD.doc

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 7-8-2012

