This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11310

BILL GARRETT, Davidson County
Trans: T20110035124 DEEDWARR
Recvd: 06/13/11 11:17 2 pgs
Fees: 13.00 Taxes: 367.41
20110613-0045078

Send Tax Bills To:
MIG
8320 E. Walker Springs Lane
Knoxville, TN 37923

New Owner is:
Linda Susan Rische
226 Blanchard Place
Nashville, TN 37214

MAP/PARCEL: 095-08-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Steven L. Frame, unmarried and John T. Frame, married** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Linda Susan Rische, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property known As: **226 Blanchard Place, Nashville, TN 37214**

LAND in Davidson County, Tennessee, being Lot Number 63 on the map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Steven L. Frame and John T. Frame by Warranty Deed from Raymond H. Becker and wife, Carolyn Becker dated 7/31/02 and recorded 8/6/02 in Instrument Number 20020806-0094371, Register's Office for Davidson County, Tennessee

Subject property having never been the primary residence of John T. Frame or his spouse.

JTF (SF)
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of June, 2011.

GRANTOR(S):

Steven L Frame

STEVEN L. FRAME

John T Frame

JOHN T. FRAME

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Steven L. Frame and John T. Frame**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of June, 2011.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$99,300.00**.

Laura Kelley

AFFIANT

SWORN TO and subscribed before me this 10th day of June, 2011.

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Patricia Nicholls

NOTARY PUBLIC
My commission expires: 11/7/12