# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048431 DEEDWARR
Recvd: 08/08/11 14:12 2 pgs
Fees:13.00 Taxes:599.40
20110808-0060953

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Esther L Frost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARK AMMONS | SAME | MAP 156-02 PARCEL 174 |
| (NAME) | (NAME) | |
| 796 HARPETH BEND DRIVE | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | | |
| (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, **CHARLES D. FROST, by and through Esther L. Frost, Attorney in Fact, and wife, ESTHER L. FROST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK AMMONS, and wife, DONNA AMMONS,** 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. 726 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to CHARLES D. FROST, and wife, ESTHER L. FROST by deed of record in Instrument No. 20010719-0076877, Register's Office for Davidson County, Tennessee.

Esther L. Frost executes this instrument as Attorney in Fact for Charles D. Frost pursuant to Power of Attorney of record in Instrument No. 20110808006095 2, Register's Office for Davidson County, Tennessee.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 796 HARPETH BEND DRIVE, NASHVILLE, TN 37221
(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 5th day of August, 2011.

Esther L Frost
ESTHER L. FROST

Charles D Frost
CHARLES D. FROST

Esther L Frost
By: ESTHER L. FROST, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ESTHER L. FROST the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 8/5/2011.

Commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, ESTHER L. FROST, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for CHARLES D. FROST and is authorized by CHARLES D. FROST to execute this instrument on his behalf.

WITNESS my hand and official seal this: 8/5/2011

NOTARY PUBLIC

My commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.