AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 11080893

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $344,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2011.

Notary Public
My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20110055263 DEEDWARR
Recvd: 09/07/11 10:24 2 pgs
Fees:13.00 Taxes:1272.80
20110907-0069137

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Michael Frazee and Mary Rachel Frazee 4637 Mountain View Drive Nashville TN 37215	Suntrust Mortgage PO Box 79041 Baltimore, MD 21279	Tax Parcel ID No. 145-02-0-060

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Georgia L. Weindling** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Michael Frazee and Mary Rachel Frazee,** husband and wife, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27-A on the Plan of Zone Lot Division of Lot 27, Tyne Crest, as of record in Book 5800, page 238, amending Book 5800, page 237, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Georgia L. Weindling by deed from Park H. Owen III and wife Mary Welsh Owen of record in Book 11055, page 131, Register's Office for Davidson County, Tennessee, dated July 30, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 5800, page 238, amending Book 5800, page 237, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6102, Page 165, in the Register's Office for DavidsonCounty, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights or interests of adjoining owners in and to any party walls. (Zone Lot)

This is improved property located at 4637 Mountain View Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2011.

Georgia L. Weindling by Katherine McGill as Attorney in fact

Georgia L. Weindling by Katherine
McGill as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine McGill,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Georgia L. Weindling,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 2nd day of September, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY