THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Record & Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. AV-11-1010

BILL GARRETT, Davidson County
Trans:T20120004689 DEEDWARR
Recvd: 01/20/12 09:03 2 pgs
Fees:13.00 Taxes:243.83
20120120-0005594

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charmaine L. Price 1010 Patio Drive Nashville, Tennessee 37214	SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219	108-03-111

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SCOTT A. FRASIER and CONCETTA FRASIER**, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CHARMAINE L. PRICE**, unmarried hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113A on the Zone Lot Division of Patio Villa, Section 6, of record in Plat Book 6250, pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott A. Frasier, unmarried and Concetta Frasier, unmarried by deed from Leslie McKee of record in Instrument No. 20070208-0016771, filed on 02-08-07, said Register's Office.

This is improved property known as **1010 Patio Drive, Nashville, Tennessee 37214** .

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **17th** day of **January, 2012**:

Scott A. Frasier
Scott A. Frasier

Concetta Frasier
Concetta Frasier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT A. FRASIER and CONCETTA FRASIER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 12th day of January, 2012:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $65,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2012:

Notary Public

My Commission Expires: 01/07/2013

