THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30580-04-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2012. Notary Public My Commission Expires: 9/8/13 TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Chelsea C. Frazer 2517 Westwood Ave. Nashville, TN 37212	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104 150 38100

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, **Jose H. Amden and wife, Jessica H. Amden**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea C. Frazer, and unmarried person and T. Roe Frazer, II and Sandra R. Frazer, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2517 Westwood Ave., Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of May, 2012.

Jose H. Amden

Jessica H. Amden

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jose H. Amden and Jessica H. Amden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120036443 DEEDWARR
Recvd: 05/17/12 13:43 2 pgs
Fees:13.00 Taxes:1424.50

20120517-0042889

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 49 feet of Lot No. 43 on the plat of Belair Subdivision, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 43 fronts 49 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a line.

Being the same property conveyed to Jose H. Amden and wife, Jessica H. Amden, by deed dated September 28, 2007, from Ernest D. Brown and wife, Jennifer Brown, of record in Instrument No. 20071023-0125175, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 332, page 6, Register's Office for Davidson County, Tennessee.