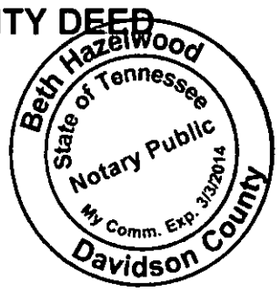
WARRANTY DEED



R-VRES-12-107

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$166,000.00~~

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie K. Fraser	New owner	
107 Morton Mill Circle (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	141-12-0D-107.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RUSSELL AND JOANNE MUIR TRUST UAD 05/25/99, AS AMENDED AND RESTATED 06/06/05, COMPRISING THE ENTIRE TRUST AGREEMENT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARRIE K. FRASER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 107 ON THE PLAN OF THIRD REVISION, MORTON MILL ESTATES OF RECORD IN PLAT BOOK 7900, PAGE 561, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL AND JOANNE MUIR, TRUSTEES OF THE RUSSELL AND JOANNE MUIR TRUST UAD 5/25/99 AS AMENDED AND RESTATED ON 6/6/05 COMPRISING THE ENTIRE TRUST AGREEMENT BY WARRANTY DEED FROM PATRICIA A. MCFADDEN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20071026-0126600, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 17, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 561; BOOK 6900, PAGE 406; BOOK 7546, PAGE 145; BOOK 7936, PAGE 704; BOOK 8079, PAGE 804; BOOK 7546, PAGE 154; BOOK 7936, PAGE 709; BOOK 7414, PAGE 335; BOOK 7548, PAGE 963; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

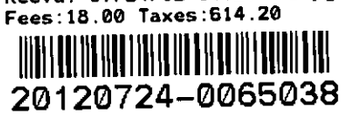
unimproved ( )

This is improved (X) property, known as 107 Morton Mill Circle, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120054320 DEEDWARR
Recvd: 07/24/12 14:27 3 pgs
Fees:18.00 Taxes:614.20



20120724-0065038

Witness my/our hand(s) this 20th day of July, 2012.

Russell and Joanne Muir Trust UAD 05/25/99, as amended and restated 06/06/05, comprising the entire trust agreement

BY: _____
Russell Muir, Trustee

BY: _____
Joanne Muir, Trustee

STATE OF CALIFORNIA)

COUNTY OF _____)

Before me personally appeared Russell Muir, Trustor and Co-Trustee of The Russell and Joanne Muir Trust established May 25, 1999, as amended and restated June 6, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the ____ day of July, 2012.

_____
Notary Public
My Commission Expires: _____

STATE OF CALIFORNIA)

COUNTY OF _____)

Before me personally appeared Joanne P. Muir, Trustor and Co-Trustee of The Russell and Joanne Muir Trust established May 25, 1999, as amended and restated June 6, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the ____ day of July, 2012.

_____
Notary Public
My Commission Expires: _____

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On July 13, 2012 before me D. PEARSON
Notary Public personally appeared
RUSSELL MUIR and JOANNE MUIR
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D Pearson

D. PEARSON
Commission # 1981202
Notary Public - California
Los Angeles County
My Comm. Expires Jul 1, 2016

Affix Notary Seal Here

**********OPTIONAL**********

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
☐ INDIVIDUAL ☐ CORPORATE OFFICER _____ Title(s) ☐ Partner(s) ☐ Limited ☐ General ☐ Attorney-In-Fact ☐ Trustee(s) ☐ Guardian/Conservator ☐ Other: _____ Signer is representing: Name of person(s) or entity(ies)	Non Foreign Affidavit Title or type of document 1 Number of Pages 7-13-12 Date of Document None Signer(s) other then named above