This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0393-D

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Address of New Owners:
David Blackbourn and Celia Applegate
2004 25th Avenue South
Nashville, TN 37212

Send Tax Bills To:
SAME

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,
Julie D. Frazier and K. Renee Sesler, joint tenants with right of survivorship, both unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
David Blackbourn and Celia Applegate, joint tenants with right of survivorship

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 the south part of Lots No. 54 and 55 on the map of Bransford Realty Company's Subdivision of the Edgar Jones Homes Place, of record in Book 421, Page 7, in the Register's office of Davidson County, Tennessee.

Beginning at a point in the easterly margin of 25th Avenue, South, 150 feet south from the south margin of Barton Avenue; thence southerly along the easterly margin of 25th Avenue, South 50 feet to a point, a corner of Lot 98; thence along the northerly line of Lot No. 98, easterly 175 feet to the west terminus of an alley; thence with the west terminus of said alley, passing the north line of same at 15 feet and continuing along the line between Lots 53 and 54, northerly in all 50 feet to a point, which is 150 feet south from the south margin of Barton Avenue; thence westerly 175 feet to the point of beginning.

Being the same property conveyed to Julie D. Frazier and K. Renee Sesler, joint tenants with right of survivorship by deed from Peter F. Stahl and spouse, Elizabeth J. Stahl, dated September 11, 1998 and of record in Book 11113, Page 387, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of 25th Avenue South.

Subject to all matters shown on a plat of record in Book 421, Page 7, in the Register's Office of Davidson County, Tennessee.

This property is subject to an order from the Metropolitan Board of Appeals, granting variance in front set back lines, subject to the condition that porch is to remain open, of record in Instrument No. 20031201-0172571, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2004 25th Avenue South, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

BILL GARRETT, Davidson County
Trans:T20120056332 DEEDWARR
Recvd: 07/31/12 15:42 2 pgs
Fees:13.00 Taxes:3011.80
20120731-0067617

Witness our hand(s) this the 27th day of July, 2012.

Julie D. Frazier

K. Renee Sesler

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 Julie D. Frazier and K. Renee Sesler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of July, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $814,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2012.

Notary Public

My Commission Expires: 6.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map: 104 GROUP 11
Parcel: 319.00