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. 30737-07-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2012. Notary Public My Commission Expires

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Selden S. Frisbee, II, Caroline B. Frisbee 122 Windsor Drive Nashville, TN 37205	**Send Tax Bills To:** Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130 010 17300

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, **Jill A. Fisher and Torin M. Monahan, both unmarried as tenants in common with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Selden S. Frisbee, II and wife, Caroline B. Frisbee** ("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 122 Windsor Drive, Nashville, TN 37205

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 30th day of July, 2012.

Jill A. Fisher

Torin M. Monahan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jill A. Fisher and Torin M. Monahan**, 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 30th day of July, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20120056472 DEEDWARR
Recvd: 08/01/12 09:27 2 pgs
Fees:13.00 Taxes:2090.50

20120801-0067771

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jill A. Fisher, unmarried, and Torin M. Monahan, unmarried, as tenants in common with right of survivorship, by deed dated June 26, 2008, from Gregory W. Greenwell and Aine C. Greenwell, married, of record in Instrument No. 20080703-0068712, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5408, page 65, Register's Office for Davidson County, Tennessee.