BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073707 DEEDWARR
Recvd: 10/01/12 08:39 2 pgs
Fees:13.00 Taxes:851.00
20121001-0088847

State of Tennessee)
County of Williamson

G#24059-2

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Craig Aspen
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2012.

Notary Public

My commission expires: 2/23/15
(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cynthia Frazzini and Craig Aspen	**"New Owners"**	**09402018200**
1906 Eastside Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randy McClain and Regine McClain, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Frazzini and Craig Aspen, wife and husband

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 Lot No. 146 and the westerly 7 feet of Lot No. 21 on the Plan of the United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

SAID Lot No. 146 and the westerly 7 feet of Lot No. 21 fronts a total of 57 feet on the southerly margin of Eastside Avenue, formerly Ashworth Avenue, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Randy McClain and Regine McClain, husband and wife, by Warranty Deed dated December 18th, 2003, from Martha P. Holt and husband, Kenneth W. Holt, of record in Instrument No. 20031222-0181499, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 161 Page, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantors herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: 1906 Eastside Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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.

Witness my/our hand(s) this **28th** day of **September, 2012.**

Randy McClain

Randy McClain

Regine McClain

Regine McClain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randy McClain and Regine McClain,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **28th** day of **September, 2012.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY