This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of December, 2012, by and between Anthony Fragale, unmarried, party of the first part, and Lisa Smith and Debbie Graham, both unmarried, as Tenants in Common with the Right of Survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF E.C. SCRUGGS' SUBDIVISION OF LOT NOS 17 TO 22 INCLUSIVE IN BOSTICKS THIRD ADDITION, OF RECORD IN BOOK 161, PAGE 41 (BEING ERRONEOUSLY OMITTED IN PRIOR WARRANTY DEED) IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Anthony Fragale by virtue of that certain Warranty Deed dated December 29, 2006, at Instrument No. 20070420-0047311 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Anthony Fragale by Staci Coleman Attorney in fact

Anthony Fragale, by Staci Coleman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2012, before me personally appeared Staci Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Anthony Fragale and acknowledged that she executed the same as the free act and deed of the said Anthony Fragale.

WITNESS my hand and official seal at office this 13th day of December, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120096388 DEEDWARR
Recvd: 12/17/12 15:03 2 pgs
Fees: 13.00 Taxes: 129.50

20121217-0116162

Property Owner & Address: * Lisa Smith and Debbie Graham

Tax Parcel No 09207032000

Property Address: 1731 Herman Street
Nashville, TN 37208

MAIL TAX BILLS TO: * New Owner:
4655 Pond Creek Rd.
Pegram TN 37143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $35,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lisa Smith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of December, 2012.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.