Record & Return To: Realty Title & Escrow Co., Inc.
383 Johnny Cash Parkway, Suite140 Hendersonville, Tn 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130003469 DEEDWARR
Recvd: 01/14/13 09:29 2 pgs
Fees:13.00 Taxes:384.80
20130114-0004093

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: April12, 2013
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Charles Frazier	**Magna Bank**	**MAP 71-16**
(NAME) **1210 Montgomery Avenue**	(NAME) **6525 Quail Hollow Road, Ste 300**	**PARCEL 282.00**
(ADDRESS) **Nashville, TN 37202**	(ADDRESS) **Memphis, TN 38120**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **RANDALL C. MORGAN, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW CHARLES FRAZIER, UNMARRIED,** 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. 352 and the southerly 20 feet of Lot No. 351 on the Map of Oakwood Park, a plan of which is of record in Book 421, page 12, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 352 and the southerly 20 feet of Lot No. 351 adjoin and front together 50 feet on the westerly side of North Ninth Street and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Randall C. Morgan by Warranty Deed from Antonino Marquez Segura, unmarried, filed for record September 7, 2012 in Instrument No. 20120907-0081092, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been paid, prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 421, page 12, said Register's Office.

The property herein conveyed has never been the primary residence of the grantor or his spouse.

unimproved ☐

This is improved ☒ property, known as **1210 Montgomery Avenue, Nashville, TN 37202**
(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 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.

Witness my hand this 18th day of December, 2012.

Randall C. Morgan

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Randall C. Morgan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2012.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public