THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130018169 DEEDWARR
Recvd: 03/05/13 16:05 2 pgs
Fees:13.00 Taxes:570.17

20130305-0022073

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David A. Axelrod 2133 Fernwood Drive Nashville, TN 37216	Summit Funding Inc. 2601 Fair Oaks Blvd Sacramento, CA 95864	072 12 0 139.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL DAWN FRISBEY, and wife, JAMIE M. FRISBEY, who joins in this conveyance only to convey any interest she may have in the property by way of marriage to Michael Dawn Frisbey, and DAWN MARIE FRISBEY**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **DAVID A. AXELROD**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

* ALAN

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County.

Said Lot No. 185 fronts 86 feet on the southerly side of Fernwood Drive and runs back 190 feet on the easterly line and 181.3 feet on the westerly line to a dead line in the rear, measuring 86.5 feet thereon.

Being the same property conveyed to Michael Dawn Frisbey for life with the remainder at his death to Dawn Marie Frisbey, by Warranty Deed, from Junior Elmer Frisbey and wife, Nancy V. Frisbey, reserving a life estate in Elmer Frisbey and wife, Nancy V. Frisbey, of record in Book 8045, Page 720, Register's Office for Davidson County, Tennessee, dated January 16, 1990 and recorded February 14, 1990. Elmer Frisbey and wife, Nancy V. Frisbey are now deceased.

This was never the residence or homestead of any of these Grantors.

This is improved property known as **2133 Fernwood Drive, Nashville, Tennessee 37216.**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 1 day of March, 2013:

MICHAEL DAWN FRISBEY

DAWN MARIE FRISBEY, by Michael Dawn Frisbey, Attorney in Fact
by Michael Dawn Frisbey Attorney in Fact

JAMIE M. FRISBEY, by Michael Dawn Frisbey, Attorney in Fact
by Michael Dawn Frisbey Attorney in Fact

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 **MICHAEL DAWN FRISBEY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of March 2013:

Notary Public

My Commission Expires: 9-9-2014

BRENDA MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 1st day of ~~February~~ March, 2013, before me personally appeared **Michael Dawn Frisbey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Dawn Marie Frisbey**, and who acknowledged that such person executed the same as the free act and deed of **Dawn Marie Frisbey** . Witness my hand and official seal, this 1st day of March 2013 2013:

JBM

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE)
COUNTY OF Davidson)

JBM

On this 1st day of ~~February~~ March, 2013, before me personally appeared **Michael Dawn Frisbey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Julie M. Frisbey**, and who acknowledged that such person executed the same as the free act and deed of **Julie M. Frisbey** . Witness my hand and official seal, this 1st day of March, 2013:

Notary Public

My Commission Expires: 9-9-2014

STATE OF TENNESSEE

COUNTY OF Willamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $154,100.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF March, 2013:

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY