THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***525,000.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2013.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20130028997 DEEDWARR
Recvd: 04/10/13 08:34 2 pgs
Fees:13.00 Taxes:1942.50
20130410-0035256

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Richard A. Frazier
1328 Otter Creek Road
Nashville, Tennessee 37215

SEND TAX BILLS TO

Newowner

MAP & PARCEL NOS.

MAP 145-10-0
PARCEL 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Five Thousand and 00/100 Dollars ($***525,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Nathan A. Murrell and Lindsey G. Murrell, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Richard A. Frazier, unmarried, and Anna Kathryne Iversen, 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:

BEING Lot No. A on the Plan of Subdivision of The Salant Property of record in Plat Book 4060, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Nathan A. Murrell and wife, Lindsey G. Murrell, by Warranty Deed dated May 19, 2006, from Jeffrey Smith, joined by my spouse, Kelli J. Smith, of record at Instrument No. 20060519-0058827 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1328 Otter Creek Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Subdivision of The Salant Property of record in Book 4060, page 100, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 8 day of April, 2013.

Nathan A. Murrell

Lindsey G. Murrell

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 Nathan A. Murrell and Lindsey G. Murrell, the bargainors, 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 this 8 day of April, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY