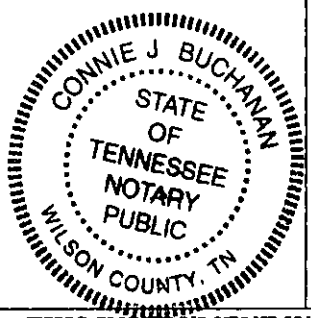
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Simpson and Brigitte K. Simpson	Pinnacle Bank	108 04 0 034.00
(NAME)	(NAME)	
921 Fitzpatrick Rd	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Jonathan David Frady**, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy M. Simpson and Brigitte K. Simpson, husband and wife**, 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:

Landing Davidson County, Tennessee, being Lot No. 69, as shown on the map entitled the Plan of Larchwood, Section Two, of record in Plat Book 5200, pages 57, 58 and 59 and amended in Plat Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan David Frady by deed from Federal National Mortgage Association aka Fannie Mae dated February 11, 2009 of record in Instrument No. 20090211-0011910, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Abbey Frady, spouse of Jonathan David Frady, joins in the execution of this Deed to relinquish any marital rights she may have to said property.

unimproved ☐
This is improved ☒ property, known as 921 Fitzpatrick Rd, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans: T20130046425 DEEDWARR
Recvd: 06/04/13 12:03 2 pgs
Fees: 13.00 Taxes: 443.63

20130604-0056330

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, has 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 our hands this **24th** day of **May, 2013**

Jonathan David Frady

Abbey Frady

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jonathan David Frady**, and Abbey Frady the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **May, 2013**

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 11-3-15

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122