(2)

BILL GARRETT, Davidson County
Trans:T20130056133 DEEDWARR
Recvd: 07/02/13 10:25 3 pgs
Fees:18.00 Taxes:1687.20
20130702-0068125

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Nashville, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $456,000.00 **Affiant** Subscribed and sworn to before me, this 28th day of July, 2012. Notary Public My Commission Expires: 03-07-17

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY

Address New Owner As Follows:
Carrie C. Frondorf and husband,
Jacob M. Erickson
4508 Dakota Avenue
Nashville, TN 37209

Send Tax Bills To:
Synovus Mortgage Corp.
2204 Lakeshore Dr. Ste. 325
Birmingham, AL 35209

Map-Parcel Number:
09116012600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK M. BOSWELL AND WIFE, HALEY C. BOSWELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CARRIE C. FRONDORF AND JACOB M. ERICKSON**, wife and

husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 407 and the easterly 10 feet of Lot No. 409, Block 20, of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 50 feet on the northerly margin of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patrick M. Boswell and wife, Haley C. Boswell by deed dated June 29, 2011 from Mark L. Curtis, of record in Instrument No. 20110701-0050788, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 103, Register's Office for said County.

This is improved property known as 4508 Dakota Avenue, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25 day of July, 2012.

Patrick M. Boswell

Haley C. Boswell

STATE OF ~~GEORGIA~~ TN)
COUNTY OF Davidson)

** AND WIFE, HALEY C. BOSWELL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICK M. BOSWELL**, ** with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of June, 2013.

Notary Public

SCOTT ELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-6-15

STATE OF GEORGIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA KEITH PAYNE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of June, 2013.

Notary Public

My Commission Expires: _____