BILL GARRETT, Davidson County
Trans:T20130065919 DEEDWARR
Recvd: 08/01/13 13:58 2 pgs
Fees:13.00 Taxes:481.00
20130801-0080324

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July 2013.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel R. Bird	First Community Mortgage, Inc.	083-08-0-196.00
1023 Mitchell Road	275 Robert Rose Drive	
Nashville, TN 37206	Murfreesboro, TN 37130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kaaren F. Andrews, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel R. Bird, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Rosewood Heights, Section III, of record in Plat Book 2133, Page 61, 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 Ernest E. Frazier and wife, Jane C. Frazier by Deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 2399, page 450, Register's Office for Davidson County, Tennessee, dated May 1, 1955 and recorded on May 17, 1955. The said Ernest E. Frazier died on February 22, 1974 leaving his wife, Jane C. Frazier, as the surviving tenant by the entirety; and

Being the same property conveyed to Kaaren F. Andrews, Trustee under Trust Agreement of Mary Jane Frazier dated July 25, 2011 by Quitclaim Deed from Jane C. Frazier, of record in Instrument Number 20110729-0058298, Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on July 29, 2011. An abstract of the aforementioned trust agreement being of record in Instrument Number 20110729-0058297, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Kaaren F. Andrews by Trustee's Quitclaim Deed from Kaaren F. Andrews, Trustee under Trust Agreement of Mary Jane Frazier dated July 25, 2011 of record in Instrument Number 20120409-0030331, Register's Office for Davidson County, Tennessee, dated April 5, 2012 and recorded on April 9, 2012, and conveyed pursuant to a Power of Attorney wherein Kaaren F. Andrews was appointed Attorney-in-Fact for Mary Jane Frazier of record in Instrument Number 20110729-0058296, Register's Office for Davidson County, Tennessee, dated March 30, 2011 and recorded on July 29, 2011.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1023 Mitchell Road, Nashville, TN 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of July, 2013.

Kaaren F Andrews
Kaaren F. Andrews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kaaren F. Andrews,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of July, 2013.

Etta Carter
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013072650

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON