BILL GARRETT, Davidson County
Trans:T20130068354 DEEDWARR
Recvd: 08/08/13 15:25 2 pgs
Fees:13.00 Taxes:555.00

20130808-0083501

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$150,000.00 Carmen Coates
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 8TH DAY OF AUGUST, 2013.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Threshold Property LLC 1511 Russell Street Nashville, TN 37206	New Owner	Map 082-16 Parcel 348.00

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, we,

Damon Frazee, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Threshold Property LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee being Lot No. 12 on the Plan of W.W. Totten's Addition – East Nashville of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Damon Frazee, unmarried by Deed from Alton Brooks Parker, unmarried dated September 14, 2007 of record in Instrument Number 20070921-0112876, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This instrument is being executed pursuant to a Power of Attorney being recorded simultaneously herewith of record in Instrument Number 20130808-0083500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 57, Page 22, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Sewer Line to Robert E. Keller and Kristen Keller Pfisher of record in Instrument No. 20070921-0112875, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 906 Boscobel Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, have 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 my hand(s) this 6th day of August, 2013.

Damon Frazee by Terri R. McQueen, Attorney-in-Fact
Damon Frazee by Terri R. McQueen, 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 Terri R. McQueen, Attorney-in-Fact for Damon Frazee, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Damon Frazee for the purposes therein contained.

WITNESS my hand and official seal this 6th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076