RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31345
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130078753 DEEDWARR
Recvd: 09/11/13 11:55 2 pgs
Fees:13.00 Taxes:406.63
20130911-0095895

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130700482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
6th day of September, 2013

Notary Public

MY COMMISSION EXPIRES:

KAREN FORD MASON
NOTARY
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 1, 2015

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHLEEN P. FRAZIER 1432 ARDEE AVENUE NASHVILLE, TN 37216	People's Home Equity 215 Ward Circle, Suite 101 Brentwood, TN 37027	072-04-0-209.00

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,

AIMEE D. SOLWAY, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHLEEN P. FRAZIER

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. 5, A Resubdivision of Part of Country Club Estates, as shown on plat of record in Plat Book 1424, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Aimee D. Solway, an unmarried person, by Warranty Deed from Ann Marie Luttrell, Robert Albert Friedmann, III and John Henry Friedmann dated 2/23/09 and recorded 3/2/09 in Instrument Number 20090302-0018071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1432 ARDEE AVENUE, NASHVILLE, TN 37216**
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 our hands this 6th day of September, 2013.

Aimee D. Solway by Melissa Harrison Attorney in fact

AIMEE D. SOLWAY BY MELISSA HARRISON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of September, 2013, before me personally appeared Melissa Harrison to me known to be the person who executed the foregoing instrument in behalf of Aimee D. Solway as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Aimee D. Solway

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of September, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014