Return To: 13-0910
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20130100225 DEEDWARR
Recvd: 11/26/13 14:51 2 pgs
Fees: 13.00 Taxes: 499.50

20131126-0121507

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1264**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/22/2014**, by and between **Ulgrace E. Miller, and Willie J. Wilson, Wife and Husband,** parties of the first part, and **Christopher D. Frasco, an unmarried individuala single man,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 204 on the Map of Maplewood Heights Second Subdivision , as of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said Lot front 100 feet on the easterly side of Huston Avenue and runs back parallel lines 250 feet to a dead line.

Being the same property conveyed to Ulgrace E. Miller by deed from Donna Norris Wheeler, unmarried, dated 02/09/2001 of record in Instrument Number 20010221-0016353, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **061-06-0-076.00**
☒ Improved OR
☐ Unimproved property located at: **4109 Hutson Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ulgrace E. Miller

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ulgrace E. Miller*** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

* and Willie J. Wilson

Witness my hand and Notarial Seal this 22nd day of November, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Christopher D. Frasco**

and Address: **4109 Hutson Avenue, Nashville, TN 37216**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Community Mortgage
19045 E. Valley View Parkway Suite F
Independence, MO 64055

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$135,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of November, 2014..

Notary Public

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
3-7-16