BILL GARRETT, Davidson County
Trans:T20130105312 DEEDWARR
Recvd: 12/18/13 10:08 4 pgs
Fees:23.00 Taxes:1357.90
20131218-0127768

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $367,000.00

Affiant

Subscribed and sworn to before me on this the 29th day of November, 2013.

Notary Public

My Commission Expires: 3/8/16

ERNEST B. WILLIAMS, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph Brendan Frazier & Shannon W. Frazier 105 Longwood Place Nashville, TN 37215	SAME	117-09-0B-028.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Pamela Cunningham Hawkins, Personal Representative of The Estate of Leon W. Cunningham** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Joseph Brendan Frazier and Shannon W. Frazier, Husband and Wife,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Longwood Subdivision of record in Plat Book 5200, Page 86, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the westerly margin of Longwood Place and extends back between parallel lines 80.30 feet to a line in the rear which fronts and measures 50 feet on the

easterly margin of Longwood Court.

Being the same property conveyed to Leon W. Cunningham and Jean S. Cunningham by Deed from Randall R. Harness and wife, Pamela J. Harness of record in Book 10492, page 164, Re-Recorded in Book 10523, page 615, Register's Office for Davidson County, Tennessee, dated June 12, 1997 recorded on June 13, 1997. The said Jean S. Cunningham having predeceased Leon W. Cunningham. The said Leon W. Cunningham having since died, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1049.

Subject property is not now, nor ever has been the principal place of residence of the Grantor.

This is improved property known as: 105 Longwood Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 117-OB-028.00-CO

   If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 86, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5344, Page 353, and amended in Book 5419, page 183, Book 5980, page 667 and Book 5980, page 681, amended By-Laws of record in Instrument No. 20120621-0054661 and Instrument No. 20130716-0073196, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds itself and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto as of the 26th day of November, 2013.

The Estate of Leon W. Cunningham

By: Pamela Cunningham Hawkins
Pamela Cunningham Hawkins,
Personal Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before Me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared **Pamela Cunningham Hawkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that herself to be the Personal Representative of The Estate of Leon W. Cunnigham, Deceased (Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 13P-1049) and as such Personal Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 26th day of November, 2013.

Ashley W. Morgan
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

EXHIBIT B

EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 117-09-OB-028.00-CO.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 5200, page 86, said Register's Office.

3. Restrictive Covenants in Longwood Subdivisions contained in instrument of record in Book 5344, page 353 and By-Laws amended in Instrument No. 20130716-0073196, said Register's Office.

4. Assessments set out in Restrictive Covenants in Longwood Subdivisions contained in instrument of record in By-Laws amended in Instrument No. 20130716-0073196, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5287, page 712, said Register's Office.