WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005145 DEEDWARR
Recvd: 01/23/14 09:01 2 pgs
Fees:13.00 Taxes:410.33

20140123-0006305

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Angelia L. Frierson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelia Frierson	The Mortgage Firm Inc.	093-16-0/370.00
(NAME)	(NAME)	
16 Decatur St.	921 Douglas Ave Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Accessible Builders Consortium, Inc., a corporation, incorporated under the Laws of the State of Tennessee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelia L. Frierson, a single woman**, 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 16 feet off the southerly side of Lot 18 and 17 feet off the northerly side of Lot 19 in Block C of the Hermitage Addition to Nashville as recorded in Book 57, page 43 Register's Office of Davidson County, Tennessee.

Said parts of said lots 18 and 19 front together on the westerly side of Decatur St 33 feet and run back westwardly about 150 feet to an alley.

Being the same property conveyed to Accessible Builders Consortium Inc. by Deed from Metro Development and Housing Agency dated April 8th, 2010 and filed for record in Inst 20100421-0030264 Register's office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 57, page 43 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☒ property, known as 16 Decatur St., Nashville, TN 37210
(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 this 22nd day of January, 2014.

Accessible Builders Consortium Inc,

By: David L. Williams
David L. Williams, Executive Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared David L. Williams, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executive Director of Accessible Builders Consortium the within named bargainer, a corporation and that he as such Executive Director being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Executive Director.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2014.

Commission expires: February 22, 2016



Judith C. Jacobs Notary Public