BILL GARRETT, Davidson County
Trans:T20140008204 DEEDWARR
Recvd: 02/04/14 15:00 2 pgs
Fees:13.00 Taxes:399.60
20140204-0009995

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of February, 2014, by and between Evelyn Harris, by Valerie Aaron, Attorney In Fact, Valerie Aaron, and Juanita Brooks, all unmarried party of the first part, and Wanda F. Frierson and Thurston W. Frierson, Sr., wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Harbor Gate, Revised, Section II, as of record in Plat Book 6250, Page 33, said Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Evelyn Harris, Juanita Brooks and Valerie Aaron, by virtue of that certain Quit Claim Deed dated March 16, 2001, at Instrument No. 20010322-0027653 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Evelyn Harris, by Valerie Aaron, Attorney In Fact

Valerie Aaron

Juanita Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Valerie Aaron , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof to be the person who executed the foregoing instrument as Attorney-In-Fact on behalf of Evelyn Harris and acknowledged that she executed the same as the free act and deed of the said Evelyn Harris.

WITNESS my hand and official seal at office this 3rd day of February, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Valerie Aaron and Juanita Brooks , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of February, 2014.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Wanda F Frierson and Thurston W Frierson Sr

2960 Nautilus Drive
Nashville, TN 37217

Tax Parcel No 15002025500

Property Address: 2960 Nautilus Drive
Nashville, TN 37217

MAIL TAX BILLS TO: Primary Residential Mortgage Inc

1480 No 2200 West
Salt Lake City, UT 84116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $108,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jean Phillips
AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of February, 2014.

Tina Hawkins
Notary Public

My Commission Expires: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R14-1033