THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1797

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Miles 520 Wheatfield Way Nashville, TN 37209	NEW OWNER	119-05-0-34200

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $59,000.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2014.

Notary Public

My Commission Expires: 10/18/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140011125 DEEDWARR
Recvd: 02/18/14 09:57 2 pgs
Fees:13.00 Taxes:218.30
20140218-0013590

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Thurtson Frierson and Wanda F. Frierson, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Frank Miles ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 16, Block 2 on the plan of the Subdivision of Cumberland Nurseries, Block Nos. 1 & 2, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thurston W. Frierson and wife, Wanda F. Frierson, as tenants by the entirety by Warranty Deed from B & W Investments, a general partnership composed of Jim Woolems and Alex W. Bonner, dated April 30, 1987, recorded May 5, 1987, of record in Book 7226, page 670, Register's Office for Davidson County, Tennessee.

This is improved property located at: **215 Joyner Avenue, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) Plan of the Subdivision of Cumberland Nurseries, Block Nos. 1 & 2, as of record in Book 161, page 35, and (3) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **February, 2014.**

GRANTOR(S)

Thurtson Frierson

Wanda F. Frierson

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 **Thurtson Frierson and Wanda F. Frierson** 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 their free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **February, 2014.**

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015