BILL GARRETT, Davidson County
Trans:T20140015169 DEEDWARR
Recvd: 03/05/14 13:59 2 pgs
Fees:13.00 Taxes:61.05

20140305-0018604

WARRANTY DEED

RHONDA M. SCHNEIDER STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

FRIERSON-H14020

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 DAY OF Feb, 2014.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Katrina Frierson	SAME	060.16-0-070.00 AND 060.16-0-071.00
3110 Doak Ave		
Nashville, TN 37218		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SYLVIA HORNBUCKLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KATRINA FRIERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lots No. 36 and 37 on the Map of Capitol View Subdivision of record, in Book 974, page 52 and 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia Hornbuckle by Deed of record in Instrument # 20120719-0063541 recorded 7/19/2012, Register's Office for Davidson County, Tennessee. Sylvia Hornbuckle having previously acquired a 1/2 interest by Deed of record in Instrument # 20070710-0082161, recorded 7/10/2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictions, and any and all other matters which might affect the property.

This is (X) unimproved and
(X) improved property known as 2808 & 2810 Brunswick Avenue, Nashville, Tennessee 37207. LOTS 36 and 37

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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. 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/our hand(s) this 28 day of Feb, 2014:

Sylvia Hornbuckle by Jody Faison, POA

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jody Faison, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sylvia Hornbuckle, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Sylvia Hornbuckle for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 28 day of Feb, 2014.

My Commission Expires:

Notary Public

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
June 22, 2015