BILL GARRETT, Davidson County
Trans:T20140036021 DEEDWARR
Recvd: 05/22/14 14:04 2 pgs
Fees:13.00 Taxes:1350.50
20140522-0044331

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0396

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2014.

Notary Public
Commission Expires: _____

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lathrop Real Estate Holdings, LLC 615 Bayshore Dr., Unit 701 Ft. Lauderdale, FL 33304	New owner	132-14-0-026.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Ira W. Frye and wife, Brenda B. Frye

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lathrop Real Estate Holdings, LLC

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 Lot No. 3 on the plan of H. G. Lowe's Subdivision of a part of Lot No. 3, John Overton Estate, as of record in Plat Book 1424, Page 46, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ira W. Frye and wife, Brenda B. Frye by Deed to Create an Estate as Tenants by the Entireties from Brenda L. Byrd (now Frye), dated 9/13/79 and recorded 10/17/79 in Book 5515, Page 537; and the same property previously conveyed to Brenda L. Byrd by Warranty Deed from Paula Tune Hardy and husband, W. Fletcher Hardy dated 12/16/76 and recorded 12/17/76 in Book 5097, Page 843, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 835 Battery Ln., Nashville, TN 37220.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of May, 2014.

Ira W. Frye

Brenda B. Frye

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Ira W. Frye and wife, Brenda B. Frye
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of May, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)