THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140045220 DEEDWARR
Recvd: 06/25/14 14:42 2 pgs
Fees:13.00 Taxes:523.64
20140625-0055714

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Davidson 1124 Eastdale Avenue Nashville, Tennessee 37216	Same as New Owner	061-11-0-198.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT A. FRAZIER AND CAROL B. FRAZIER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **DAVID DAVIDSON**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 130 and a part of Lot No. 131 on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, described as follows:

Beginning at a point in the southerly margin of Eastdale Avenue 12 feet east of the common northerly corner of said Lot Nos. 130 and 131; thence along the margin of Eastdale Avenue north 74 deg. 40' west 52 feet; thence south 15 deg. 20' west 170 feet to a point in the rear line of said Lot No. 130; thence south 74 deg. 40' east 120 feet to the southeast corner of said Lot No. 131; thence north 45 deg. 8' west 78.89 feet to a point; thence north 15 deg. 20' east 130 feet to the beginning.

Being the same property conveyed to Robert A. Frazier and wife, Carol B. Frazier, by Warranty Deed from Nicolae Sorin Ivanovici and wife, Monica Cornelia Ivanovici, of record in Instrument No. 20080226-0018722, dated 2/22/2008, Register's Office for Davidson County, Tennessee.

This is improved property known as **1124 Eastdale Avenue, Nashville, Tennessee 37216** .

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **23rd** day of **June, 2014**:

Robert A. Frazier

Carol B. Frazier

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT A. FRAZIER AND CAROL B. FRAZIER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23rd day of June, 2014:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $141,525.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2014:

Notary Public

My Commission Expires: 1/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON