BILL GARRETT, Davidson County
Trans:T20140057768 DEEDWARR
Recvd: 08/07/14 10:34 2 pgs
Fees:13.00 Taxes:495.80
20140807-0071120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2014.

Notary Public

My commission expires: 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HIERONYA N. FRAZIER	**FIDELITY HOMESTEAD SAVINGS**	**0600801900**
3102 HILLSIDE ROAD LOT 1	**4000 S. SHERWOOD FOREST BLVD., STE 202**	
NASHVILLE, TN 37207	**BATON ROUGE, LA 70816**	

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 ACKNOWLEDGE, WE,

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HIERONYA N. FRAZIER, UNMARRIED WOMAN

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:

BEING A PARCEL OF LAND LOCATED IN NASHVILLE, URBAN SERVICE DISTRICT, EIGHTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE. LOCATED ALONG THE NORTHERLY RIGHT OF WAY OF HILLSIDE ROAD AND EAST OF BROADMOOR. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 1 as shown on the recorded SUBDIVISION PLAT OF LOT 1 H. G. HILLS CENTER of record in INSTRUMENT NO. 20130620-0063516, Register's Office of Davidson County, Tennessee.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, BY QUITCLAIM DEED FROM H. G. HILL REALTY COMPANY, DATED 06/17/2003 AND RECORDED ON 06/20/2003 IN INSTRUMENT NUMBER 20030620-0085704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3102 HILLSIDE ROAD LOT 1, NASHVILLE, TN 37207.

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 do 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 in 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 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 22nd day of July, 2014.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
BY: JAMES L. THILTGEN
ITS: DEPUTY EXECUTIVE DIRECTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES L. THILTGEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Deputy Executive Director of METROPOLITAN DEVELOPMENT AND HOUSING AGENCY., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as DEPUTY EXECUTIVE DIRECTOR.

Witness my hand, at office, this 22nd day of July, 2014.

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:

My Commission Expires
July 3, 2017