Davidson County DEEDWARR
Recvd: 08/14/14 09:35 6 pgs
Fees:32.00 Taxes:0.00
20140814-0073365

WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
BRITTANY SANTOS TIMIOS, INC. 5716 CORSA AVENUE, #102 WESTLAKE VILLAGE, CA 91362	DANIEL W. FREY ADRIANNE M. FREY 706 FATHERLAND STREET NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL W. FREY and ADRIANNE M. FREY, formerly known as ADRIANNE M. HYDEN, husband and wife, who took title as unmarried (herein, "Grantor"), whose address is 706 Fatherland Street, Nashville, TN 37206, hereby sells, transfers and conveys to DANIEL W. FREY and ADRIANNE M. FREY, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 706 Fatherland Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 706 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 30 day of July, 2014

PIN NO: 082 16 0 242.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Daniel W. Frey

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Daniel W. Frey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2014.

[Affix Notary Seal]

Ann Stathos Donnelly
State of Tennessee Notary Public
Davidson County

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/04/16

GRANTOR: Adrianne M Frey, formerly known as Adrianne M Hyden

Adrianne M. Frey, formerly known as
Adrianne M. Hyden

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Adrianne M. Frey, formerly known as Adrianne M. Hyden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2014.

[Affix Notary Seal]

Ann Stathos Donnelly
State of Tennessee Notary Public
Davidson County

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/04/16

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

GRANTEE

Grantee signature _____
Daniel W. Frey

Subscribed and sworn to under oath before me, this 31 day of July, 2014.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/14

[Affix Notary Seal]

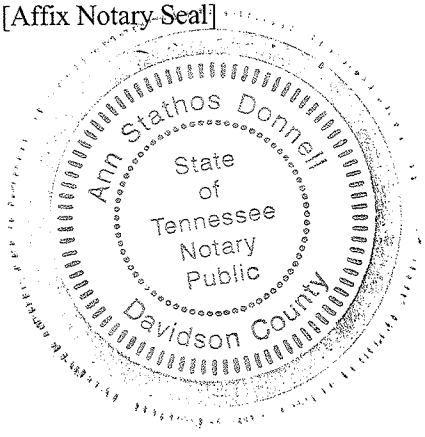


EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 64, J.S. WILLIAMS ADDITION TO EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW V. PRUITT, UNMARRIED BY DEED FROM ERIC JOHN RAJOTTE, UNMARRIED, RECORDED ON THE 3RD DAY OF MAY, 2001 IN INSTRUMENT NO. 20010503-0045344, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 40. SAID REGISTER'S OFFICE, AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO DANIEL W. FREY, AN UNMARRIED MAN, AND ADRIANNE M. HYDEN, AN UNMARRIED WOMAN BY DEED FROM MATTHEW V. PRUITT, UNMARRIED RECORDED 03/22/2011 IN DEED 20110322-0022226, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Marisela Loyola, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Eliana L. Buenrostro, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-31-2017

Notary' Seal (if on paper)

ELIANA L. BUENROSTRO
COMM. #2016807
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2017

True Copy Certification

I, Marisela Loyola, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Eliana L. Buenrostro a notary public for this county and state, Marisela Loyola who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-31-2017
Notary' Seal (if on paper)

ELIANA L. BUENROSTRO
COMM. #2016807
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2017