THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2014. Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140061138 DEEDWARR
Recvd: 08/19/14 10:27 2 pgs
Fees:13.00 Taxes:847.30
20140819-0075091

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter P. Frech	SWBC MORTGAGE CORP	MAP 61-16
1340 McAlpine Avenue	9311 San Pedro; Ste 100	PARCEL 214.00
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Troy Shafer, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter P. Frech and Kim A. Kelley (a/k/a Kim A. Frech), husband and wife**

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 the East 50 feet of the Westerly 58 feet of the Northerly part Lot No. 60 on the Plan of Kennedy & Graves Subdivision of Blocks C & D Monte Vista of record in Plat Book 843, Page 14, in the Register's Office for Davidson County, Tennessee, described according to a boundary survey dated 3/17/2014 by Campbell, McRae & Associates, Surveying Inc., John Hood TN R.L.S. # 1838 as follows:

Beginning at an iron rod (old) on the southerly margin of McAlpine Avenue, said rod being located 8 feet East of the point where the southerly margin of McAlpine Avenue intersects the original lot line of Lots 58 & 60, Kennedy and Graves Subdivision of Blocks "C" and "D" in Monte Vista (Book 843, page 14 R.O.D.C., TN) and being the northeast corner of the Carl F. Cotton land (Book 7764, page 799 R.O. D.C., TN) located S 59°07'10" E 61.12 feet from a survey nail (old) at said Cotton's northwest corner and the northwest corner of the herein described land; Thence with said southerly margin S 59°07'10" E 50.00 feet to an iron rod (new) at the northeast corner of the Rand McClellan land (Instrument No. 20060815-0100328 R.O.D.C., TN); Thence with said McClellan S 23°58'45" W 175.13 feet to an iron rod (new) in the northerly line of Vikki L. Dunbar land (Instrument No. 20040223-0020494 R.O.D.C., TN); Thence with said Dunbar N 61°36'47" W 50.00 feet to an iron rod (old) at said Cotton's southeast corner; Thence with said Cotton N 24°00'45" E 176.05 feet to the point of beginning. The described land contains 0.20 acres, more or less.

Being the same property conveyed to Troy Shafer by deed from Stephanie Haynes Parker of record in Instrument No. 20140327-0025204 Register's Office for Davidson County, Tennessee, dated March 18, 2014 and recorded on March 27, 2014.

This property was purchased for-resale while Grantor was single and is not now and has never been the residence of the Grantor and is not a marital property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1340 McAlpine Avenue, Nashville, TN 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 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 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 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 hand this the 15th day of August, 2014.

Troy Shafer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy Shafer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of August, 2014.

My Commission expires: 1-9-16

Notary Public

JAMES A. [illegible] REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN