

STATE OF TENNESSEE 19335
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Jo Roth
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2014.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jo Roth	Send Tax Bills To: new owner
(Name) 201 Dry Creek Road	(Name)
(Street Address or Route Number) Goodlettsville, TN 37072	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20140073555 DEEDWARR
Recvd: 09/30/14 16:08 2 pgs
Fees:13.00 Taxes:333.00
20140930-0090328

Map-Parcel Number(s): 033 030 007.00

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, Patricia Diane Frakes, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Roth 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 Lot No. 23 on the Plat of Solitude Acres, Section 1, Part 1, of record in Plat Book 3700, page 48, Register's Office for said County.

Beginning at a point in the northerly margin of Dry Creek Road, at the common front corner of Lots 23 and 24; thence with the line between said two lots, northerly 212.4 feet to a point, being the common rear corner of Lots 23 and 24; thence westerly 210.2 feet to a point in the easterly margin of Milwell Drive; thence with the margin of the same southerly 165.0 feet to a point at the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve 39.27 feet to a point in the northerly margin of Dry Creek Road; thence with the margin of the same easterly 155.0 feet to the point of beginning.

BEING the same property conveyed to Patricia Diane Frakes by Warranty Deed from Judy C. Allen and husband, Perryman J. Allen, dated May 17, 1994, and filed in Book 6295, page 298, said Register's Office.

This is improved property known as 199 Dry Creek Road, Goodlettsville, TN 37072.

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, their heirs and assigns, forever; and we do covenant with the 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 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 GRANTEE, 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 his/her/their hand(s) this 26th day of September, 2014.

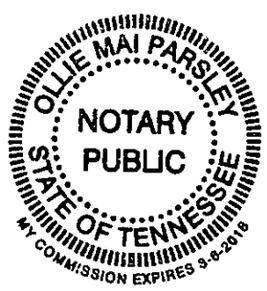
Seller Patricia Diane Frakes
Patricia Diane Frakes by Karen L. Thompson ATTY IN FACT

19335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen L. Thompson**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Patricia Diane Frakes** and acknowledged that she executed the same as the free act and deed of the said Patricia Diane Frakes, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Patricia Diane Frakes.

Witness my hand and official seal this 26th day of September, 2014



Notary Public