RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN144765

14-08-014

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/14 14:26 3 pgs
Fees:18.00 Taxes:334.85
20141001-0090676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00.

Deborah Sargent
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014.

Dee Files Kennedy
NOTARY PUBLIC

My commission expires: 7/2/18

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Enterprises GP 618 Church Street, Ste. 200 Nashville, TN, 37219	NEW OWNER	082-08-0-042.00

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Five Hundred and 00/100 Dollars ($90,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GABRIEL FRAZIER AND WIFE, MONICA FRAZIER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WAYNE ENTERPRISES GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2, Block "B" on the map showing Lots fronting on Fite Street (Now Neill Avenue) in Blocks A and B in the Subdivision of the Love - McFerrin Tract of record in book 421, Page 114, Register's Office for said County, and described as follows:

Beginning at a point in the West line of Fite Street (now Neill Avenue) at the corner of Block "A" and "B"; thence with the line between said blocks Westerly 150 feet to the Easterly margin of a 12 foot alley dedicated in a Deed of record in Book 653, Page 253, in said Register's Office; thence with the Easterly margin of said alley, Southerly 40 feet; thence Easterly 150 feet to the Westerly margin of Fite Street (now Neill Avenue); thence with the margin of same, Northerly 40 feet to the beginning.

Being the same property conveyed to Gabriel Frazier by Warranty Deed from Steven F. Mitchell, married, dated 7/8/2005, recorded 7/14/2005, of record in Instrument number 20050714-0081988, in the Register's Office of Davidson County, Tennessee.

The said Monica Frazier hereby joins in this conveyance to convey any marital interest she may have obtained in the subject property as the spouse of Gabriel Frazier.

This instrument is being executed in behalf of MONICA FRAZIER pursuant to a Power of Attorney executed by same on the 24th day of September, 2014, and being filed for record in Instrument No. 20141001-0090675, and being recorded simultaneously herewith.

The address of the herein described property is believed to be 708 Neill Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

The said Monica Frazier hereby joins in this conveyance to convey any marital interest she may have obtained in the subject property as the spouse of Gabriel Frazier.

WITNESS MY/OUR HANDS, this the 30th day of September, 2014.

GABRIEL FRAZIER

Monica Frazier by _____ attorney in fact

MONICA FRAZIER, BY GABRIEL FRAZIER
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Gabriel Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of September, 2014.

Julie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 30 day of September, 2014, before me, appeared Gabriel Frazier, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Monica Frazier, and that said instrument was signed in behalf of the said ~~Gabriel~~ Monica Frazier by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Julie Garside
Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

I, the undersigned, 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.

Debra Sargent
DEBRA SARGENT

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state DEBRA SARGENT who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON