J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2014

Notary Public

My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140088216 DEEDWARR
Recvd: 11/24/14 11:01 2 pgs
Fees:13.00 Taxes:37.00
20141124-0107875

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rebecca Nell Fricke	**Rebecca Nell Fricke**	**057 0000 45.02**
8511 Meadow Ridge Lane	**8511 Meadow Ridge Lane**	
Chapel Hill, NC 27516	**Chapel Hill, NC 27516**	

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,

Phillip J. Henderson, Sr., married

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

Rebecca Nell Fricke, married

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 the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, January 19, 1963, as follows:

BEGINNING in the Center of Cato Road at a railroad spike located N. 42° 15' W. 175 feet from a stone with elm stump pointer in Mrs. Betty Jordan's west line; thence with the center of said Road, N. 42° 15' W, 280 feet to a railroad spike; thence leaving said Road N. 19°15'E. 348.5 feet to an iron pipe; thence S. 43°E. 280 feet to an iron

pipe; thence S. 15°W. 248.5 feet to an iron pipe; thence S. 24° 56'W. 100 feet to the beginning, containing 2 acres, more or less.

NOTE: THIS conveyance is made subject to all easements apparent and of record and more particular easement on the water well and septic tank located on Mrs. Joanna Pugh's land, as long as she/pays one/half (1/2) of the maintenance and upkeep on them.

Being the same property conveyed to Phillip J. Henderson, Sr. by deed from William S. Henderson of record in Book 7824, page 835, Register's Office for Davidson County, Tennessee, dated April 20, 1989 and recorded on April 26, 1989.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts a correct survey would show.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is unimproved property known as 4544 Cato Road (parcel # 057 0000 45.02) Nashville, TN 37218.

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 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/our hand(s) this 17th day of November, 2014.

Phillip J. Henderson, Sr.

Elizabeth A. Henderson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Phillip J. Henderson, Sr. and Elizabeth A. Henderson the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained. Witness my hand, at office, this 17th day of November, 2014.

CARLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015

Notary Public

My Commission Expires: 3-3-15

File #: 314160CI