This Instrument Prepared
By: Jean Byassee
210 25th
Nashville, Tennessee 37215

MAP & PARCEL NO: 09108004900

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Katrina Frierson
P.O. Box 280236
Nashville, TN

SEND TAX BILLS TO:
Same

SPECIAL WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CAROL CRAWLEY, THOMAS GREENLEE AND KEVIN L. GREENLEE, (KEVIN GREENLEE BY CAROL CRAWLEY HIS CONSERVATOR)**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **KATRINA FRIERSON, UNMARRIED**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the northerly 14 feet of Lot No. 1 and the southerly 24 feet of Lot No. 2 on the Map of L.H. Davis Subdivision, of record in Book 57, Page 100, Register's Office for Said County, and shown on the revised Plan of Clifton of record in Book 1130, Page 52, said Register's Office.

Said parts of said lots adjoin and front together 38 feet on the easterly side of 44th Avenue North and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles Lowrenza Greenlee by Quitclaim Deed from Mary Neal Greenlee dated December 12, 1980, and appearing of record in Book 5701, Page 191, Register's Office for Davidson County, Tennessee. The said Charles Lowrenza Greenlee died on April 18, 2012, intestate leaving his 3 children namely, Carol Crawley, Thomas Greenlee and Kevin L. Greenlee, as his only surviving heirs at law. See an Affidavit as to Heirs dated April 24, 2013, and appearing of record in Instrument Number 20131028-0111933, Register's Office for Davidson County, Tennessee. See also Order Approving Sale of Real Properties Benefitting Ward and Dismissing Lawsuit Against Former Fiduciary filed for record on September 26, 2013, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Probate Number 12P638, of said Clerk's Office.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 57, page 100, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1002 44th Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantors and known by them, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, to the best of their knowledge and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20150008359 DEEDWARRSP
Recvd: 02/03/15 10:11 3 pgs
Fees:18.00 Taxes:74.00
20150203-0009909

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title so far as such title has been vested in them, to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26 day of January, 2015.

Carol Crawley
CAROL CRAWLEY

Kevin L. Greenlee by Carol Crawley Conservator
KEVIN L. GREENLEE, by and through his Conservator, Carol Crawley

THOMAS GREENLEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, the within named, **CAROL CRAWLEY**, one of the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing for herself and for Kevin Greenlee (Special Warranty Deed) instrument for the purposes therein contained; and the said **CAROL CRAWLEY**, to me known to be the person who executed the same as the free act and deed of the said **KEVIN L. GREENLEE AS HIS CONSERVATOR**, and for the purposes therein contained by virtue of Letters of Successor Conservatorship under Docket Number 12P-638, filed in the Seventh Circuit (Probate) Court of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this 27th day of January, 2015.

John Derreck Bentley
NOTARY PUBLIC
My Commission Expires: 9-26-2016

JOHN DERRECK BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Georgia)
)
COUNTY OF Henry)

Personally appeared before me, the undersigned authority, a Notary Public, the within named, THOMAS GREENLEE, one of the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the Special Warranty Deed instrument for the purposes therein contained; and the said THOMAS GREENLEE, to me known to be the person who executed the same as the free act and deed of the said THOMAS GREENLEE, and for the purposes therein.

WITNESS MY HAND AND OFFICIAL SEAL this 26 day of January, 2015.

NOTARY PUBLIC

JESSE W. BELL
Notary Public Henry Co. GA
My Commission Expires 01-18-19

JESSE W. BELL
NOTARY PUBLIC
HENRY COUNTY, GEORGIA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$20,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 9-26-2016

JOHN DERRECK BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON