STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Carmen Cooks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF MAY, 2015.

NOTARY PUBLIC

My Commission expires: 8-23-2016

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15040009

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Address of New Owner	Send Tax Bills To:	Tax Information:
Julia D. Fenn	First Farmers & Merchants Bank	119-03-057.00
119 Stirton Road	816 South Garden Street	
Nashville, TN 37210	Columbia, TN 38401	

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Derek N. Frizzell, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **Julia D. Fenn, a single person,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31, Crescent Heights, as shown on plat of record in Plat Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Derek Frizzell and wife, Jennifer Frizzell, by Warranty Deed from Robert M. Ragan, as Successor Trustee of the #29 Stirton Trust, dated 08/27/10 and recorded on 08/31/10 in Instrument No. 20100831-0069187, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Derek N. Frizzell (also known as Derek Frizzell), a single person, by Quitclaim Deed from Jennifer Frizzell, an unmarried woman, dated 04/15/13 and recorded on 04/23/13 in Instrument No. 20130423-0040333, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
119 Stirton Road, Nashville, TN 37210

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 2331, Page 106, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 2495, Page 513, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, Page 359, said Register's Office.
5. Easement Deed by Court Order in Settlement of Landowner Action Lightnet Lines of record in Instrument No. 20140114-0003779, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150035509 DEEDWARR
Recvd: 05/07/15 15:27 2 pgs
Fees:13.00 Taxes:518.00
20150507-0041986

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 her heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **Derek N. Frizzell** has caused this instrument to be executed, this the 6 day of May, 2015.

Derek N. Frizzell

Derek N. Frizzell

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Derek N. Frizzell,** 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.

This the 6 day of May, 2015.

My commission Expires: 8·25·18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY