THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 2 Cadillac Drive Brentwood, Tennessee 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **285,000.00.**
Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2015 Notary Public MY COMMISSION EXPIRES: 8-7-2017 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Lee	New owner	MAP
5113 Anchorage Dr		PARCEL 14615003300
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **David Frey, a single man and David Frey, Trustee of the Daniel A. Frey Supplemental Needs Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Lee** and Kirsten G. Lee, husband and wife

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 Davidson County, Tennessee, being Lot No. 38 on the plan of Haileywood Estates, Section II, as of record in Plat Book 2331, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Billy Morris Frey and wife, Betty Sue Frey by Warranty Deed dated 01/30/1970 from James Russell Milstead and wife, Patricia Milstead of record in Book 4395, Page 434, Register's Office for Davidson County, Tennessee. The said Billy Morris Frey having predeceased his wife, Betty Sue Frey leaving her as sole surviving tenant by the entirety. The said Betty Sue Frey having died intestate on 03/19/2011 leaving David Frey and Daniel Frey as sole surveying heirs at law as evidenced in Docket No. 11P1011, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to David Frey and Daniel Frey by Quit Claim Deed dated 07/31/2011 from Estate of Betty Sue Frey, by Adminstrator, David Frey, of Davidson County, Tennessee of record in Instrument 201108150062596, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5113 Anchorage Dr, Nashville, TN 37220.**

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20150040795 DEEDWARR
Recvd: 05/27/15 08:15 2 pgs
Fees:13.00 Taxes:1054.50
20150527-0048438

Witness ___ hand( ) this the 21st day of May, 2015.

Daniel A. Frey Supplemental Needs Trust

David Frey, Trustee

David Frey, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Frey** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Daniel A. Frey Supplemental Needs Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **David Frey** as such **Trustee**.

Witness my hand and seal this the 21st day of May, 2015.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 5-3-16

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Frey** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2015.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires 5-3-16

Notary Public