BILL GARRETT, Davidson County
Trans:T20150057433 DEEDWARR
Recvd: 07/15/15 12:45 2 pgs
Fees:13.00 Taxes:429.20
20150715-0069006

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0476HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2015.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marshall Kenneth Vore 1617 Allesandro Street, Apt 204 Los Angeles, CA 90026	OWNER	060-07-0-127.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Murray L. Frizzell and Joysan Allen and Wanda Jeannie Foytik and Gena Bumbalough

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marshall Kenneth Vore, single

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. 28 on the plan of Hillhurst Acres, Section 5, of record in Book 2854, Page 42, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Murray L. Frizzell, Joysan Allen, Wanda Jeannie Foytik and Gena Bumbalough, as tenants in common, by Quitclaim Deed by Trustee from Wanda Jeannie Foytik, Trustee of the Ellen Claire Frizzell Special Needs Trust, dated 10/31/14 and recorded 11/5/14 in Instrument No. 20141105-0102100; and being the same property previously conveyed to Wanda Jeannie Foytik, Trustee of the Ellen Claire Frizzell Special Needs Trust, by Executor's Quitclaim Deed from Wanda Jeannie Foytik, Executor of the Estate of Roy Lee Frizzell, deceased, dated 7/16/14 and recorded 7/31/14 in Instrument No. 20140731-0068181; and being the same property previously conveyed to Roy Lee Frizzell by Quitclaim Deed from Ellen Claire Frizzell, dated 8/25/11 and recorded 8/30/11 in Instrument No. 20110830-0067210; and being the same property previously conveyed to Roy Lee Frizzell and wife, Ellen Claire Frizzell, by Warranty Deed from Gaines and Gregory Construction Company, Inc., dated 10/16/59 and recorded 10/16/59 in Book 2965, Page 73, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2913 Sunset Dr., Nashville, TN 37207.

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

Dated this the 8th day of July, 2015.

Murray L. Frizzell

Joysan Allen

Wanda Jeannie Foytik

Gena Bumbalough

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Murray L. Frizzell and Joysan Allen and Wanda Jeannie Foytik and Gena Bumbalough** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of July, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY