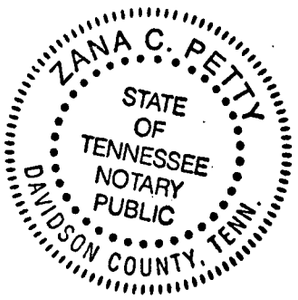
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jamie Steven Frazier	Jami Steven Frazier	Parcel ID:
1304 Riverside Drive	1304 Riverside Drive	08303013400
Nashville, TN 37206	Nashville, TN 37206	

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, we

Sheila Jan Vinson and Ernestine Faye Throneberry and Earline Kaye Petty and Sandra Gayle Simmons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jamie Steven Frazier , unmarried

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. 16 on the Map of Minnie E. Martin Subdivision, as of record in Book 547, Page 137, said Register's Office.

Said Lot No. 16 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Sheila Jan Vinson, Ernestine Faye Throneberry, Earline Kaye Petty and Sandra Gayle Simmons by Quitclaim Deed from Sheila Jan Vinson, Ernestine Faye Throneberry and Earline Kaye Petty, of record in Instrument 20150821-0084601, Register's Office for said County. See also previous deed to Sheila Jan Vinson, Ernestine Faye Throneberry and Earline Kaye Petty by Quitclaim Deed from Sandra Gayle Simmons, of record in Instrument 20140618-0053148, dated June 12, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 137, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1304 Riverside Drive, Nashville, TN 37206

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:T20150070904 DEEDWARR
Recvd: 08/21/15 12:19 2 pgs
Fees:13.00 Taxes:806.60
20150821-0084602

Witness our hands this 19th day of August, 2015.

Sheila Jan Vinson

Ernestine Faye Throneberry

Earline Kaye Petty

Sandra Gayle Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Jan Vinson, Erenstine Faye Throneberry, Earline Kaye Petty, and Sandra Gayle Simmons, 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 Nashville, Tennessee this 19th day of August, 2015.

My Commission Expires: 7.2.18

Notary Public

