BILL GARRETT, Davidson County
Trans:T20150097770 DEEDWARR
Recvd: 11/17/15 14:03 2 pgs
Fees:13.00 Taxes:518.00
20151117-0116625

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP155640

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2015.

KATHRYN M. CASSIDY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 8/2

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gary Lee, Et al.	Gary Lee	119 03 0 060.00
113 Stirton Road	1555 Red Oak Ln.	
Nashville, TN 37210	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Jennifer N. Frizzell N/K/A Jennifer N. Melendez, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gary Lee, Lesley Lee and Poppy Louise Lee, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Being Lot No. 34 on the Plan of Crescent Heights of record in Book 2331, Page 106, Register's Office for said County. Said Lot No. 34 fronts 65 feet on the southwesterly side of Stirton Road and runs back 458.4 feet on the northwesterly line and 443.3 feet on the southeasterly line, to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to Jennifer N. Frizzell, a single woman by Quit Claim Deed from Jennifer N. Frizzell and Derek N. Frizzell, of record in Instrument No. 20130226-0019055, consideration amount of $1.00, recorded on February 26, 2013, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jennifer N. Frizzell and Derek N. Frizzell, by Special Warranty Deed from National City Home Services, Inc. F/K/A Altegra Credit Company, recorded in Instrument No. 20030904-0128636, consideration amount of $55,000.00, on September 4, 2003, Registers Office for Davidson County, Tennessee. Further being the same property conveyed to National City Home Services, Inc., by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, recorded in Instrument No. 20030626-0087774, consideration amount of $56,1600.00, on June 26, 2003, Registers Office for Davidson County, Tennessee. Said Arnold M. Weiss having been appointed Substitute Trustee by a document recorded at 20030512-0063147, on May 12, 2003, Register's Office for Davidson County, Tennessee. Further being the Same property conveyed to Pamela G. Traughber, by Warranty Deed from Mildred W. Burnett, being one and the same person as Mildred W. Burnette, a widow, recorded at Book 10184, Page 549, consideration amount of $64,900.00September 1, 1996, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of the Grantor nor his/her spouse nor any dependent.

This property is improved property known as 113 Stirton Road, Nashville, Tennessee 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 16th day of November, 2015.

Jennifer N. Frizzell, N/K/A Jennifer N. Melendez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer N. Frizzell, N/K/A Jennifer N. Melendez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 16th day of November, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

