Davidson County DEEDWARR
Recvd: 12/21/15 15:44 2 pgs
Fees:13.00 Taxes:49.95
20151221-0128247

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of December, 2015, by and between Kirkland R Vincent and Kay M Vincent, husband and wife, party of the first part, and Nella Frierson, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the northerly half of Lots Nos. 39 and 40 on the Plan of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for said County.

Said part of Lot No. 39 fronts 70 feet on the easterly side of Page Street and together with part of Lot No. 40 extend back between parallel lines 91 feet with the southerly margin of an alley.

Being all or part of the same property conveyed to Kirkland R. Vincent and Kay M. Vincent by virtue of that certain Chancery Court, Final Decree Confirming Sale dated January 21, 2009, at Instrument No. 20090402-0029816 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 332, Page 140 and Plat Book 9700, Page 4 in said Register's Office, Tennessee; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kirkland R Vincent

Kay M Vincent

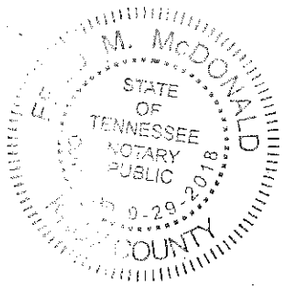
STATE OF TENNESSEE
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kirkland R Vincent and Kay M Vincent, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of December, 2015.

Notary Public

My Commission Expires: 9-29-2018



Property Owner & Address: Nella Frierson
1830 Haynes St
Nashville, TN 37207

Tax Parcel No 07105017600

Property Address: 1833 Haynes St
Nashville, TN 37207

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $13,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2015.

Memorie White
Notary Public

My Commission Expires: 7-3-17.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Scott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Scott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY