THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047260** BILL GARRETT, Davidson County Trans:T20160048027 DEEDWARR Recvd: 06/07/16 13:39 2 pgs Fees:13.00 Taxes:5050.50 20160607-0057388	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,365,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-17-17

WARRANTY DEED

Address New Owner: Martin Frederiksen 2013 19TH AVE S Nashville TN 37212-4305	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-12-160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Gregory, Trustee of the 19th Avenue Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin Frederiksen and Sherri Linn Frederiksen, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 30 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 56 and Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said part of lot number 30 fronts 50 feet on the Westerly side of 19th Avenue South and runs back between parallel lines, 189 feet to an alley.

Being the same property conveyed to Elizabeth Gregory, Trustee of the 19th Avenue Trust by Warranty Deed from 2013 19th Partners, a Tennessee General Partnership, recorded on the 31st day of May, 2011 in Instrument No. 20110531-0041018, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 56 and Plat Book 332, Page 117.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20110923-0073689.

This is improved property located at 2013 19TH AVE S Nashville, TN 37212-4305.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2016.

Elizabeth Gregory, Trustee _____

Elizabeth Gregory, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Gregory, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of **The 19th Avenue Trust**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of June, 2016.

_____
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018