Davidson County DEEDWARR
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Fees:13.00 Taxes:229.40
**20160628-0065841**

# WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Joseph Frierson | Joseph Frierson | 058 11 0 225.00 |
| (NAME) | (NAME) | |
| 700 Craighead St | 700 Craighead Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Sixty-Two Thousand And No/100 Dollars ($62,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Virgil L. Jarrett, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Frierson and Sheryl Rimrodt Frierson, husband and wife**, 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:

Being Lot No. 128-B, on the plan of Zone Lot Division, Lot Nos. 128, 129, and 130, Royal Hills, Section I, of record in Plat Book 4675, page 73, as amended in Plat Book 6900, page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virgil L. Jarrett, a married person by Warranty Deed from James G. Jarrett dated May 16, 2007 and recorded May 22, 2007 as Instrument No. 20070522-0060815, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 522 Phipps Dr, Nashville, TN 37218

The above property was not the primary residence of Virgil L. Jarrett or his spouse.

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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, has 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.

Witness our hands this 23rd day of June, 2016.

Virgil L. Jarrett

Virgil L. Jarrett

Patricia Jarrett

Patricia Jarrett

STATE OF TENNESSEE

COUNTY OF Blount

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Virgil L. Jarrett, and Patricia Jarrett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2016.

Sharon R Clark

Notary Public

My Commission Expires: 9/29/2018

(SEAL)

SHARON R CLARK
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I Anita L Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M Smith

Commission Expires
4-24-2018

File Number: MTJ-163495FC