File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170044237 DEEDWARR
Recvd: 05/24/17 14:32 2 pgs
Fees:13.00 Taxes:636.40
20170524-0051786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

K. Nix
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2017

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. Elder	BBMC Mortgage	142-09-0C
(NAME)	(NAME)	(MAP)
104 Spring Ridge Lane	100 W. 22nd St. #101	952.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Lombard, IL. 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William Allen Frye, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kevin M. Elder a married man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 952, together with the Carport designated No. 952-C, on Plan of Phase One - Lot Two, Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, page 257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to William Allen Frye, by Warranty Deed from Angela E. Schiltt, an unmarried person, of record in Instrument No. 20051101-0131867, Register's Office for Davidson County, Tennessee.

Robyn Lynn Frye joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of William Allen Frye.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 952 General George Patton Rd., Nashville, Tennessee 37221

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.

Witness my/our hand(s) this 22 day of May, 2017.

William Allen Frye

Robyn Lynn Frye

STATE OF MISSOURI
COUNTY OF CAPE GIRARDEAU

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Allen Frye and Robyn Lynn Frye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at office on this the 22nd day of May, 2017.

Notary Public

My Commission Expires:

JESSICA L RENICK
Notary Public - Notary Seal
State of Missouri, Cape Girardeau County
Commission Number 12384312
My Commission Expires Aug 19, 2020