Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20170048732 DEEDWARR
Recvd: 06/08/17 09:03 2 pgs
Fees:13.00 Taxes:584.60
20170608-0057327

ADDRESS NEW OWNER:
Mitchell Fry
875 Idlewild Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
~~Owner~~
Mortgagee

MORTGAGEE
The Mortgage Firm
921 Broadcast Ave #200
Altamonte Springs, FL 32714

MAP 052
GROUP 05 0
PARCEL 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American Consulting Corporation, a Tennessee Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mitchell G. Fry, Jr., a single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 9 ON THE MAP OF THE SUBDIVISION OF LOTS NOS. 35, 36, AND 37 OF THE H.B. CHADWELL TRACT AS OF RECORD IN BOOK 547, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON JR, SURVEYOR JULY 30, 1954 AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF IDLEWILD PLACE AT THE SOUTHWEST CORNER OF PART OF LOT NO. 9 CONVEYED TO MRS. ALBERTA PATE HARRIS BY DEED OF RECORD IN BOOK 1349, PAGE 439, SAID REGISTER'S OFFICE; THENCE ALONG SAID HARRIS SOUTHWESTERLY LINE NORTH 34 ½ ° WEST 259 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID HARRIS PROPERTY; THENCE SOUTHWESTWARDLY 4 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO WILLIE FARMER JACKSON BY DEED FROM MARTIN F. COONEY, ET UX OF RECORD IN BOOK 2158, PAGE 219, SAID REGISTER'S OFFICE; THENCE WITH SAID JACKSON'S EASTERLY LINE SOUTHWARDLY 20 FEET; THENCE SOUTHEASTWARDLY 131 FEET, MORE OR LESS, TO THE POINT WHICH IS 18.4 FEET NORTHERLY FROM A POINT IN THE LINE EXTENDED OF THE REAR WALL OF THE RESIDENCE LOCATED ON THE PREMISES AND 7 FEET EASTWARDLY FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHWARDLY 85 FEET TO THE NORTHERLY MARGIN OF IDLEWILD PLACE; THENCE WITH THE SAME EASTWARDLY 80 FEET, MORE OR LESS, TO THE BEGINNING.

Being the same property conveyed to American Consulting Corporation by deed from J Phillip Jones and/or Jessica D Binkley, of record in Instrument No 20170417-0037033, Register's Office for said County, dated October 14, 2016, and Recorded on April 17, 2017.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 547, page 60, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 875 Idlewild Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Mitchell G. Fry, Jr., a single man**, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and

warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 2nd day of June, 2017.

American Consulting Corporation, a Tennessee Corporation

By: Dale Hire, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **PRESIDENT of American Consulting Corporation, a Tennessee Corporation**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 2nd day of June, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Wilson)

The actual value or consideration, whichever is greater, for this transfer is $158,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of June, 2017.

NOTARY PUBLIC
My Commission Expires:
3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY