BILL GARRETT, Davidson County
Trans:T20170066831 DEEDWARR
Recvd: 08/03/17 10:22 2 pgs
Fees:13.00 Taxes:277.50
20170803-0079146

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1148**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/31/2017**, by and between **Katrina Frierson, unmarried**, parties of the first part, and **Brandon Mason and Tessa Mason, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee,** to wit:

Being Lot No. 14 and the adjoining part of Lot No. 15 on the Boyd McNairy's Tract, of record in Book 2100, page 80, Register's Office for Davidson County, Tennessee. Also, according to a survey made by Hickerson and Miller April 20, 1960, Job No. 113,1960.

Said Lot No. 14 and the adjoining part of Lot No. 15 front together 50 feet on the North side of Booker Street and runs back between parallel lines 95.7 feet on the west line and 100 feet, more or less, on the east line to an alley on the rear, which it measures 50 feet thereon.

Being the same property conveyed to Katrina Frierson by Warranty Deed from Pamela Collier, Jeanetta Blair, Wanda Benson, Melvin William, Jr., John Ewing, Melvita Jones, Ricky Williams, Pamela Waller and Michael Waller, being all the Heirs of Melvin Williams, Sr. and Nellie Ruth Williams by Warranty Deed from Katrina Frierson, dated 06/22/2017, of record in Instrument No. 20170703-0066698, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Restrictions and Declarations.

Parcel ID # **92 7 213**

☒ Improved **2402 Booker St, Nashville, TN 37208**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Katrina Frierson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Katrina Frierson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of July, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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Owner's Name: **Brandon Mason and Tessa Mason**

and Address: **2402 Booker St, Nashville, TN 37208**

Mail tax bills to Brandon Mason and Tessa Mason
948 W. Greenwood Ave, Nashville TN 37206

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of July, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM