WARRANTY DEED

Bill Garrett Davidson County
Batch# 22303 DEEDWARR
11/06/2017 09:57:53 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20171106-0113545

O-VRES-17-1340

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James G. Stewart	**Pinnacle Bank**	
(NAME)	(NAME)	
2 Niblick Lane	**PO Box 331678**	**061-16-0-214.00**
(ADDRESS)	(ADDRESS)	
Columbine Valley, CO 80123	**Murfreesboro, TN 37133**	
(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, **PETER P. FRECH AND KIM A. FRECH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES G. STEWART, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the East 50 feet of the Westerly 58 feet of the Northerly part of Lot No. 60 on the Plan of Kennedy & Graves Subdivision of Blocks C & D Monte Vista of record in Plat Book 843, Page 14, in the Register's Office for Davidson County, Tennessee, described according to a boundary survey dated 3/17/2014 by Campbell, McRae & Associates, Surveying Inc., John Hood TN R.L.S. # 1838 as follows:

Beginning at an iron rod (old) on the Southerly margin of McAlpine Avenue, said rod being located 8 feet East of the point where the Southerly margin of McAlpine Avenue intersects the original lot line of Lots 58 & 60, Kennedy and Graves Subdivision of Block "C" and "D" in the Monte Vista (Book 843, Page 14 R.O.D.C., TN) and being the Northeast corner of the Carl F. Cotton land (Book 7764, Page 799 R.O.D.C., TN) located South 59 degrees 07' 10" East 61.12 feet from a survey nail (old) at said Cotton's Northwest corner and the Northwest corner of the herein described land; Thence with said Southerly margin South 59 degrees 07' 10" East 50.00 feet to an iron rod (new) at the Northeast corner of the Rand McClellan land (Instrument No. 20060815-0100328 R.O.D.C., TN); Thence with said McClellan South 23 degrees 58' 45" West 175.13 feet to an iron rod (new) in the Northerly line of Vikki L. Dunbar land (Instrument No. 20040223-0020494 R.O.D.C., TN); Thence with said Dunbar North 61 degrees 36' 47" West 50.00 feet to an iron rod (old) at said Cotton's Southeast corner; Thence with said Cotton North 24 degrees 00' 45" East 176.05 feet to the point of beginning. The described land contains 0.20 acres, more or less

Being the same property conveyed to Peter P. Frech and Kim A. Kelley (a/k/a Kim A. Frech), husband and wife by Warranty deed from Troy Shafer, married of record in Instrument No. 20140819-0075091 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 19, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 14, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 1760, Page 261, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1340 McAlpine Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF OCTOBER, 2017.

Peter P. Frech

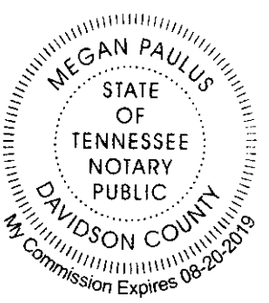
Kim A. Frech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER P. FRECH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM A. FRECH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2017.

Notary Public
My Commission Expires: 8/20/19
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RETURN TO:
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Nashville, TN 37212