Box 13 #8313

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex Frazier	Rex Frazier	61-10-7 61-10-6
(NAME)	(NAME)	
114 Hillcrest Dr Unit C	114 Hillcrest Dr Unit C	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Nashville, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryan W. Headley, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex Frazier,unmarried, 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:

TRACT I
Being the southerly half of Lot No. 223 on the map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 223 fronts 50 feet on the westerly side of Hutson Avenue and runs back between parallel lines, with the northerly margin of Virginia Avenue, 300 feet to a dead line.

The said property is further identified as Map 61-10, Parcel 7, Field Book 12DZ11075 on the Tax Assessor's Office for Davidson County, Tennessee.

TRACT II
Being the northerly 50 feet of the northerly half of Lot No. 223 on the map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 223 fronts 50 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line.

The said property is further identified as Map 61-10, Parcel 6, Field Book 12DZ11070 on the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan W. Headley, married, by deed of record in Instrument No. 200008300085550, Register's Office for Davidson County, Tennessee.

Kimberly Michelle Headley joins in this conveyance, with consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that maybe granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4000 Hutson Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 08/04/04 13:56 2pgs
Fees:13.00 Taxes:358.90
20040804-0093689

Witness my hand this 23rd day of July, 2004.

Bryan W. Headley

Kimberly Michelle Headley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan W. Headley and Kimberly Michelle Headley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006