# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/25/07
(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/02/05 10:47 2 pgs
Fees:13.00 Taxes:74.00

20050202-0012193

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rex A. Frazier | SAME | 61-10-005 |
| (NAME) | (NAME) | |
| P.O. Box 2025 | | |
| (ADDRESS) | (ADDRESS) | |
| Madison TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20050180 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, B & T Building Group, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rex A. Frazier, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

LAND in Davidson County, Tennessee, being the Southerly half of Lot No. 222 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 said Lot No. 222 fronts 50 feet on the West side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to B & T Building Group, LLC by deed from Robert H. Gregory dated November 15, 2004 of record in Instrument Number 200411160137747, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 4002 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of January, 2005.

B & T Building Group, LLC

By: Randy Tobitt, member

By: Jason Browning, member

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Randy Tobitt, member and Jason Browning, member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members (or other officer authorized to execute the instrument) of B & T Building Group, LLC, the within named bargainor, a limited liability company, and that as such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as members (or other authorized officer).

Witness my hand and official seal at Springfield, Tennessee this 31st day of January, 2005.

Commission expires: 11/25/07

Sonya M. Branham

Notary Public

SONYA M. BRANHAM
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.