Davidson County DEEDWARR
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Fees:13.00 Taxes:399.60

20050711-0079724

File No. [redacted]2524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

William L Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2005.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda L. Myers	Belinda L. Myers	Map 095-02-0A
(NAME) 102 Cottage Place	(NAME)	Parcel 102.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Harold J. Frazer and Edna A. Frazer, husband and wife,,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Belinda L. Myers, unmarried and William L. Myers, married, as tenants in common with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, 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 all of Unit No. 2, on the Plan of Cottage Place Condominiums, as shown by plat appearing of record in Plat Book 6520, Page 816, and as described in the Master Deed and Declaration of record in Book 6520, Page 745, and amended in Book 6569, Page 212, Book 6636, Page 722, and in Book 6902, Page 829, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Harold J. Frazer and Edna A. Frazer by Vendor's Lien Deed and All-Inclusive Deed of Trust dated September 30, 1988 of record in Book 7708, Page 348, Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Book 6582, Page 869; Master Deed Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 6520, Page 745, amended in Book 6569, Page 212, Book 6636, Page 722, and in Book 6902, Page 829; Waterline Easement of record in Book 6974, Page 929; Right-of-Way Easement to State of Tennessee of record in Book 5256, Page 398; all matters shown on the plan of record in Plat Book 6520, Page 816; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 102 Cottage Place, Nashville, TN 37214
(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, her 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 unencubered, 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, her 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 8th day of July, 2005.

Harold J. Frazer

Edna A. Frazer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Harold J Frazer and Edna A. Frazer, 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 purposes therein contained.

Witness my hand at office this 8th day of July, 2005.

Commission expires: 11-22-08

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

(seal)

File Number: [redacted]2524

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076