03 RECORD & RETURN TO: REALTY TITLE & ESCROW, INC. BOX 48-A (03) Realty Title

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX ~~10-A~~** 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 13:00 2 pgs
Fees:13.00 Taxes:980.50

20060720-0087727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Mary L. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-10

(AFFIX SEAL):

CHRIS CAMPBELL NOTARY PUBLIC LARGE DeKALB COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan C. Frazer and wife, Beth L. Frazer	New Owner	
(NAME) 5616 Stoneyway Trail	(NAME)	Map 103-06
(ADDRESS) Nashville, TN 37209	(ADDRESS)	Parcel 0-181-00
(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/I, **MARY LEE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRYAN C. FRAZER AND WIFE, BETH L. FRAZER**, 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:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mary Lee from Kimberlee G. O'Neil and husband, Craig O'Neil by Warranty Deed, dated December 23, 2002, recorded December 26, 2002, of record in Instrument No. 200212260158310, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5616 Stoneway Trail, Nashville, TN 37209

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.

Witness our hands this 29th day of June, 2006 .

Mary Lee

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 Mary Lee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 29th day of June, 2006.

Commission expires: 6/26/07

Notary Public

