File No. 260600357

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 16:00 2 pgs
Fees:13.00 Taxes:554.63
20060731-0092842

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 23, 2009.~~ 3-25-08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — JANET LAD MYERS — WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Ann Nicholson	Leslie Ann Nicholson	Map 087-01-0A
(NAME)	(NAME)	Parcel 038.00
4349 Chesney Glen Drive	4349 Chesney Glen Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Debra Lynn Frazier, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Ann Nicholson, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 89, on the Plan of Section 1 B Chesney Glen, as shown by plat appearing of record in Plat Book 9700, Page 289, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Debra Lynn Frazier, unmarried by Warranty Deed dated April 25, 2005 of record in Instrument No. 20050426-0046325, Register's Office for Davidson County, Tennessee.

This property subject to: Restrictive Covenants of Record in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, and in book 10640, page 944, said Register's Office; HOA Charter of Record in Book 10290, page 256, said Register's Office; Quit Claim Deed to HOA for common area of Record in Book 10420, page 356, and in Book 11577, page 623, said Register's Office; Storm Water Detention Agreement of Record in Book 10357, page 915, said Register's Office; Subject to any and all matters on plat of Record in Plat Book 9700, page 289; 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 4349 Chesney Glen Drive, Hermitage, TN 37076
(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, 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, 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 23rd day of June, 2006.

Debra Lynn ~~Frazier~~ FRAZIER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Debra Lynn Frazier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of June, 2006.

Commission expires: ~~June 22, 2009~~ 9.22.07

~~Linda V Jones~~ Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

(seal)

File Number: 260600357

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122