Davidson County DEEDWARR
Recvd: 08/10/06 11:08 2 pgs
Fees:13.00 Taxes:1265.40
20060810-0098595

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of July, 2006.

Notary Public

My Commission Expires: 2/22/2010

Marianna Gould STATE OF TENNESSEE NOTARY PUBLIC

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

**RETURN TO:**
Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
# 11790

ADDRESS NEW OWNER(S) AS FOLLOWS:
BRENT FRAZER AND WIFE, JENNIFER FRAZER

5605 Cedar Rock Dr.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
Countrywide Home Loans
2021 N. Gallatin Rd.
Ste. 280
Madison, TN 37115

MAP-PARCEL NUMBERS:

172-10-0-A-007.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN R. DONOVAN AND WIFE, JODI L. DONOVAN hereinafter referred to as Grantors, hereby transfers and conveys to BRENT FRAZER AND WIFE, JENNIFER FRAZER, hereinafter referred to as 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. 7 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument No. 20010201-0009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Kevin R. Donovan and wife, Jodi L. Donovan by warranty deed from Southeastern Building Corporation, a Tennessee corporation of record in Instrument # 20040203-0013231 and re-recorded in Instrument # 20040203-0013231, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions of record in Instrument 20000427-0041952, said Register' s Office.

Subject to easements of record in Instrument No. 20000201-0010289 and Instrument No. 200009080089128, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5605 Cedar Rock Dr., Nashville, TN 37211.

**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 I do covenant with the said **GRANTEES** 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 **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 my hand this 14th day of July, 2006.

Kevin R. Donovan

Jodi L. Donovan
By: Kevin R. Donovan
Atty in Fact

**STATE OF TENNESSEE**
**COUNTY WILLIAMSON**

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kevin R. Donovan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF Tennessee**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, KEVIN R. DONOVAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of JODI L. DONOVAN (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 14TH day of July, 2006.

My Commission Expires:. 10/10/09

Notary Public.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

260700528

**RETURN TO:**
#11790