WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Wainwright	Legandary Home Loans, Inc.	173-15-0-A/3.00
(NAME)	(NAME)	
105 Claybrook Lane	1143 Columbia Avenue, Suite C-11	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(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, **Terry Frazier and wife, Sonya Frazier**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Wainwright and wife, P.M. Wainwright**, 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. 3 on the Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Terry Frazier and Wife, Sonya Frazier by Warranty Deed from Craig & Walker Homes, Inc. dated September 15, 2000 and filed for record as Instrument No. 20000919-0093228 in Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 11700, Page 27 and 28 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 11675, Page 672 and amended as Instrument No. 20000215-0015152 in the Register's Office for Davidson County, Tennessee.

Subject to by-laws of record in Book 11675, Page 497 in the Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 10448, Page 188, Page 359 and Book 10348, Page 367 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations and building restrictions and setback lines if any and any and all easements for public utilities.

The 2007 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 105 Claybrook Lane, Antioch, TN 37013
(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, 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.

Davidson County DEEDWARR
Recvd: 02/09/07 12:23 2 pgs
Fees:13.00 Taxes:808.45
20070209-0017176

Witness our hands this 8th day of February, 2007.

Terry Frazier

Sonya Frazier

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 Terry Frazier and Sonya Frazier the bargainor (s), 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 and official seal at Nashville, Tennessee this 8th day of February, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO., TN