WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/07 13:37 2 pgs
Fees:13.00 Taxes:1942.13
20070613-0070998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2007.

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arch A. Beasley III	CHASE HOME FINANCE, LLC.	Map 117-15
(NAME) 1714 Green Hills Drive	(NAME) P.O. Box 79046	Parcel 152
(ADDRESS) Nashville, TN 37215	(ADDRESS) Phoenix, AZ 85062-9046	
(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, **MARTHA FRASIER AND CHARLES E. FRASIER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARCH A. BEASLEY III AND WIFE, VANESSA B. BEASLEY,** 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. 15 on the Plan of the Resubdivision of Lots 15 and 16, Green Hills Subdivision #2, of record in Plat Book 4060, page 43, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles E. Frasier and wife, Martha Frasier, by deed from Norman E. Trevathan and wife, Violet Trevathan, of record in Book 7128, page 919, said Register's Office. Charles E. Frasier conveyed his interest in said property to Martha Frasier by Quitclaim Deed of record in Instrument #20030721-0101649, said Register's Office.

Charles E. Frasier joins in executing this deed to convey any interest he may have in said property.

This conveyance is subject to (a) 2007 real property taxes; and (b) all matters appearing on the plan of record in Book 4060, page 43, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1714 Green Hills Drive, Nashville, Tennessee 37215
(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.

Witness my hand this 11 day of June, 2007.

Martha Frasier

Martha Frasier

Charles E. Frasier

Charles E. Frasier

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 Martha Frasier and Charles E. Frasier, the bargainor, 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 11 day of June, 2007.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Exp. 3/21/09

John Gregory Hardeman

Notary Public