# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/07 13:28 2 pgs
Fees:13.00 Taxes:428.83

20070810-0096026

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20725-1

The actual consideration or value, whichever is greater, for this transfer is **$115,900.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2007.

Notary Public

My commission expires: 10/17/09

(AFFIX SEAL)

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Eric Arnold**<br>**Tracy Arnold** | **"New Owners"** | **Map 083-15, Parcel 145** |
| **418 Lakehurst Drive** | | |
| **Nashville, TN 37206** | | |

FOR AND IN 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,

**The Estate of Estelle Frazier**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Eric Arnold and Tracy Arnold, husband and wife**

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. 26 on the Plan of Fortland Park, Section One, as of record in Book 2663, Page 61 and as corrected in Book 2799, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Glenn E. Frazier and wife, Elva M. Frazier, by Warranty Deed from Dobson & Johnson, Inc., a Tennessee corporation, of record in Book 3570, Page 344, Register's Office for Davidson County, Tennessee. The said Glenn E. Frazier and wife, Elva M. Frazier having since died. Elva M. Frazier having predeceased Glenn E. Frazier. The said property was devised to Estelle Wheller Frazier, wife of Glenn E. Frazier by The Last Will and Testament of Glenn E. Frazier, of record in Will Book 228, Page 505 and Probate No. 99P-884, Probate Court Clerk's Office for said County. The said property was further conveyed to Estelle Frazier, by Special Warranty Deed from Estelle Frazier, Executrix of the Estate of Glenn E. Frazier, of record in Instrument No. 20020417-0047865, said Register's Office. The said Estelle Frazier having since died on February 16, 2005. Said interest is now vested in Paul Allen and John Wheeler, as surving tenants by the entirety.**

**THE said Estelle Wheller Frazier being one and the same person as Estelle Frazier.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (X) unimproved (____) property, known as: **2822 Hody Drive, Nashville, TN 37206**

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 **8th** day of **August, 2007.**

**The Estate of Estelle Frazier**

Heir at Law

**Paul Allen, Heir-at-law of Estelle Frazier**

Heir at Law

**John Wheeler, Heir-at-law of Estelle 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 **Paul Allen and John Wheeler,** the bargainors, 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 **August, 2007.**

Jennifer L. Johnson

**Notary Public**

**My Commission Expires:** March 7, 20

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY