WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 168,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27th** DAY OF **September, 2007** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

Angela McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Apa and Barbara S. Apa	SAME	**143-01-0A-219.00 CO**
(NAME) **219 Windsor Terrace Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(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, **Joe J. Frazer, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Apa and Barbara S. Apa,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT: Both unmarried

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 219 ON THE PLAN OF WINDSOR TERRACE CONDOMINIUMS, PHASE II, TRACT B, OF RECORD AS EXHIBIT "C" TO AN AMENDMENT TO MASTER DEED, WHICH AMENDMENT IS OF RECORD IN BOOK 7436, PAGE 667, REFILED IN BOOK 7464, PAGE 297, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO JOE J. FRAZER, SR. AND WIFE, MARTHA J. FRAZER BY WARRANTY DEED FROM SANDRA C. ARRINGTON SPAIN AND HUSBAND, JAMES L. SPAIN, RECORDED ON THE 2ND DAY OF NOVEMBER, 1995 IN BOOK 9848, PAGE 527, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARTHA J. FRAZIER HAVING SINCE DIED ON 11/27/1998 VESTING PROPERTY TO JOE J. FRAZIER, SR., HER HUSBAND.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **219 Windsor Terrace Drive, Nashville, TN 37221**
(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.**

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **September, 2007.**

Joe J. Frazer, Sr.

Joe J. Frazer, Sr.

Davidson County DEEDWARR
Recvd: 10/02/07 07:55 2 pgs
Fees:13.00 Taxes:621.60

20071002-0116821

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Joe J. Frazer, Sr.**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9/27/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

