WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

BOX 13
13909

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Addam J. Frazier	Countrywide Bank, FSB	149-4-107
(NAME)	(NAME)	
2627 Edge O Lake Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37204	
(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, Michael J. Nelson and wife, Karla R. Nelson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Addam J. Frazier, unmarried, 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. 505 on the Plan of Edge-O-Lake Estates, Section VI as of record in Plat Book 3700, Pages 15 and 16, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 505 fronts 85.27 feet on the southerly margin of Edge-O-Lake Drive and extends back 138.66 feet on the easterly line and 144.85 feet on the westerly line to a line in the rear on which it measures 72.01 feet.

Being the same property conveyed to Michael J. Nelson and wife, Karla R. Nelson, by deed of record in Book 11072, Page 113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Michael J. Nelson and Karla R. Nelson by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20071205-0141068, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2627 Edge O Lake Drive, Nashville, TN 37217

(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: 12/05/07 15:28 2 pgs
Fees:13.00 Taxes:473.60

20071205-0141069

Witness our hands this 29th day of November, 2007.

Michael J Nelson by Carolyn Adcock his Atty in fact

Michael J. Nelson by Carolyn Adcock, his Attorney-in-Fact

Karla R. Nelson by Carolyn Adcock his Atty in fact

Karla R. Nelson by Carolyn Adcock, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of November, 2007, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Michael J. Nelson and Karla R. Nelson and who acknowledged that she executed the same as the free act and deed of the said Michael J. Nelson and Karla R. Nelson, through Power of Attorney granted her by the said Michael J. Nelson and Karla R. Nelson.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2007.

Commission expires: 5-2-2011

KRYSTN T. HEDGES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Krystn T Hedges

Notary Public

My Commission Expires MAY 2, 2011