File No. 280500245 Recording Tax Paid Wilson County

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent L. Frazier	Brent L. Frazier	76-32
(NAME)	(NAME)	
991 Old Lebanon Dirt Road	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Kimberly M. Glover Smythia and Husband Matthew David Smythia

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Brent L. Frazier and wife, Marlanna R. Frazier,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, and **Wilson** County State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee and land in Wilson County, Tennessee more specifically described as follows:

Beginning at a spike in the center line of Old Lebanon Dirt Road; thence leaving said road N. 9 degrees 14' W. 526.36 feet to an iron pin at an elm tree; thence N. 33 degrees 23'47" E. 445.57 feet to a point in the center line of Stoner Cree; thence with said center line S. 53 degrees 42' 47" E. 149.64 feet to a point; thence leaving the center line of said creek, S. 21 degrees 43' 33" W 363.45 feet to an iron pin set at a post; thence S. 26 deg 12' 50" E. 404.64 feet to a spike in the center line of the Old Lebanon Dirt Road; thence with the center line of the Old Lebanon Dirt Road S. 65 degrees 0" W. 101.55 feet to a point; thence continuing with the center line Old Lebanon Dirt Road around a curve to the right having a radius of 645.95 feet, a distance of 242.39 feet to the point of beginning.

Being the same property conveyed to Kimberly M. Glover by Quit Claim Deed dated May 29, 2002 from Robert B. Glover and Kimberly M. Glover of record in Instrument Number 20020621-0075012, Regiser's Office for Davidson County, Tennessee and Book 1308, Page 1497, Register's Office for Wilson County, Tennessee.
The said Kimberly M. Glover having since married and for the purposes of this transaction is also known as Kimberly M. Glover Smythia.

Mathew David Smythia joins in this conveyance to convey any and all rights he may have in this property.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 06/05/08 15:52 3 pgs
Fees:17.00 Taxes:0.00
20080605-0058093

unimproved ☐

This is improved ☒ property, known as 991 Old Lebanon Dirt Road, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 30th day of May, 2008.

Kimberly M. Glover Smythia

Matthew David Smythia

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kimberly M. Glover Smythia and Matthew David Smythia the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: April 7 2009

Laura A Moore
Notary Public

File Number: 280500245

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

BK/PG:1308/1531-1533
08369707

3 PGE : DEED	
JEWEL GEIGER 142296 - 08369707	
06/03/2008 - 03:00 PM	
VALUE	207500.00
MORTGAGE TAX	0.00
TRANSFER TAX	767.75
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	785.75

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

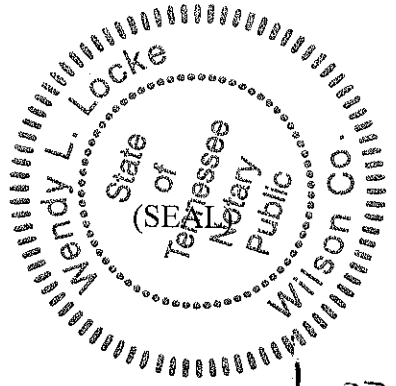
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy L. Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 6-27-2011

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