File No. 08-0062

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 11:34 2 pg
Fees:13.00 Taxes:484.70
20080611-0060162

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

KIMBERLY D. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/8/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon W. Frazer	Wells Fargo Bank, N.A.	096-06-0-046.00
(NAME)	(NAME)	
2928 McCampbell Avenue	8480 Stagecoach Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Frederick, MD 21701	
(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, I/WE **JOHANNA L. TURNER AND HUSBAND, BRADLEY L. TURNER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON W. FRAZER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), 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. 161, on the Plan of Cloverhill, Section III, as shown on plat of record in Plat Book 2083, page 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Johanna L. Turner and husband, Bradley L. Turner, as tenants by the entireties with right of survivorship, of record as Instrument No. 20030103-0001156, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) 2008 real estate taxes, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2928 McCampbell Avenue, Nashville, Tennessee 37214

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 hand(s) this 30th day of May, 2008.

Johanna L. Turner

Bradley L. Turner

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JOHANNA L. TURNER AND HUSBAND, BRADLEY L. TURNER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, 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:

Notary Public

DOLLY T. REAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009