Davidson County DEEDWARR
Recvd: 09/12/08 08:59 2 pgs
Fees:13.00 Taxes:610.50

20080912-0093369

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

B-JTG-08-0141

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Frazier	New Owner (NAME)	
141 Una Recreation Road (ADDRESS)	(ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PART OF 135-274.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LESLIE H. NEELY AND WIFE, DEBORAH S. NEELY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY FRAZIER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 1 ON THE PLAN OF RECREATION VIEW, AS SHOWN OF RECORD IN INSTRUMENT NO. 20080909009220l, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO LESLIE H. NEELY AND WIFE, DEBORAH S. NEELY BY DEED FROM CHARLES R. COVINGTON AND WIFE, BOBBIE J. COVINGTON OF RECORD IN INSTRUMENT 200712040140389 ON 11/30/2007 AND FILED FOR RECORD ON 12/04/2007, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTOR (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 20080909009220l, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 141 Una Recreation Rd, Nashville, Tennessee 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 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 29th day of July, 2008.

Leslie H. Neely

Deborah S. Neely

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leslie H. Neely and Deborah S. Neely, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903