WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090067689 DEEDWARR
Recvd: 10/05/09 11:08 2 pgs
Fees:13.00 Taxes:582.75
20091005-0092276

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/11
(AFFIX SEAL)

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Scott Frazer	SAME	07507023000
(NAME)	(NAME)	
525 Highland View Dr		
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia Lee LaCroix**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank Scott Frazer**, an unmarried man 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 109, PLAN OF ADDITION TO RACHEL'S SQUARE, as shown on plat of record in Plat Book 6250, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James W. Wafford and wife, Dorothy Mae Wafford by Warranty Deed from J & L Builders, recorded on the 19th day of August, 1985 in Book 6632, Page 915, in the Register's Office of Davidson County, Tennessee. James W. Wafford having pre-deceased Dorothy Mae Wafford intestate, and Dorothy Mae Wafford having since died intestate leaving Patricia Lee LaCroix as the sole surviving heir. See Affidavit of Heirship filed for record as Instrument number 20091005-0092275, Register's Office for Davidson County Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 525 Highland View Dr, Hermitage, TN 37076

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, has 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.

Witness our hands this 1st day of October, 2009.

Patricia Lee LaCroix

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Patricia Lee LaCroix**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2009.

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011