WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Nancy Kelcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2009.

LaTrace McAdoo
Notary Public

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

LaTrace McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Box 13
#15336

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quiana Y Kinzer	Bank of America, N.A.	176-02-23
(NAME)	(NAME)	
5016 Trailwater Drive	P.O. Box 961291	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Fort Worth, TX 76161	
(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, Rex A. Frazier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quiana Y Kinzer and husband ~~Ronald~~ Ronald D Kinzer, 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:

Being Lot No. 193 on the Plan of Peppertree Forest, Section 15, of record in Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rex A. Frazier, by deed of record in Instrument No. 20081229-0122857, 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 Rex A. Frazier by Victor Hazelwood as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091029-0099807 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5016 Trailwater Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20090073550 DEEDWARR
Recvd: 10/29/09 10:07 2 pgs
Fees:13.00 Taxes:462.50
20091029-0099808

Witness my hand this 26th day of October, 2009.

Rex A. Frazier by Victor Hazelwood his Atty in-fact.

Rex A. Frazier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of October, 2009, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Rex A. Frazier and who acknowledged that he executed the same as the free act and deed of the said Rex A. Frazier, through Power of Attorney granted him by the said Rex A. Frazier

Witness my hand and official seal at Nashville, Tennessee this 26th day of October, 2009.

Commission expires: 3-20-2010

Notary Public

LaTrece McAdoo Notary Public My Comm Exp 03/20/2010 State of TENNESSEE Davidson County