STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2010.

Notary Public
MY COMMISSION EXPIRES: 2-9-10
File No. G10-0162D

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20100008750 DEEDWARR
Recvd: 02/12/10 09:07 2 pgs
Fees:13.00 Taxes:377.40
20100212-0011017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George Brandt, unmarried, and Heather Rogers, unmarried (NAME)	SAME (NAME)	72-3-223
1209 Greenfield Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (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 HEREBYACKNOWLEDGED, WE, **Phillip Bell Frazier, III, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Brandt, unmarried, and Heather Rogers, unmarried,** 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 the westerly ½ of Lot No. 115 on the plan of INGLEWOOD PLACE, as shown by plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the northerly side of Greenfield Avenue and extends back between parallel lines, 205 feet to a dead line.

BEING the same property conveyed to Phillip Bell Frazier, III from Karen Ann Frierson Frazier, by Final Divorce Decree dated September 3, 2002, as Instrument No. 200804240041982, in the Register's Office for Davidson County, Tennessee.

Phillip Bell Frazier, III having since married.

Chonte D. Frazier joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1209 Greenfield Avenue, Nashville, TN 37216.

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. Whenever 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 10th day of February, 2010.

x Phillip Bell Frazier III
Phillip Bell Frazier, III

February 10, 2010
Date

x Chonte D. Frazier
Chonte D. Frazier

February 10, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Phillip Bell Frazier, III and wife, Chonte D. Frazier, the bargainor(s), 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 10th day of February, 2010

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066